

08-585-CD

Sean Paul-Cook al vs D. Magnuson

Prepared by:

Return to:  
Ciamacco Settlement Services  
411 Bloomington Avenue  
Curwensville, PA 16833

IN THE COURT OF COMMON PLEAS  
OF CLEARFIELD COUNTY, PENNSYLVANIA

SEAN C. PAUL-COOK and  
MELANIE PAUL-COOK, Owners

Vs.

DAVID MAGNUSON

Contractor

No. 08-585-CD

STIPULATIONS AGAINST LIENS

WHEREAS, Owners, SEAN C. PAUL-COOK AND MELANIE PAUL-COOK, of 509 E. 7<sup>th</sup> Street, Clearfield, PA 16830, have executed a contract with DAVID MAGNUSON, Contractor, 2187 Montgomery Run Road, Clearfield, PA 16830, for construction of a home to be located at 712 Boyce Street Clearfield, Clearfield County, Pennsylvania.


**Exhibit 'A' Attached**

NOW, on March 4, 2008, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said OWNER to the said CONTRACTOR to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with OWNER and the further consideration of ONE DOLLAR (\$1.00) to CONTRACTOR paid by OWNER, it is agreed that no lien shall be filed against the building or premises by the contractor, or any subcontractor, nor by any of the material men or workmen or any other person for any labor or materials purchased, or extra labor or materials purchased for the erection of said building, the right to file such liens being expressly waived.

Intending to be legally bound, we have set our hands and seals the day and year first above written.

WITNESSED BY:



By:   
DAVID MAGNUSON, Contractor

FILED 100  
01:56 PM Ciamacco  
MAR 31 2008 Settlement  
William A. Snow  
Prothonotary/Clerk of Courts  
Ciamacco Settlement  
Pd. 20.00

SEAN C. PAUL-COOK and MELANIE M. COOK

EXHIBIT 'A'

ALL that certain lot or piece of ground situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the northwestern corner of the land herein described; thence by the southern line of a thirty-eight (38) foot right-of-way, through Lot 3 in the Leonard O. and Ricki A. Swisher, Jr. Subdivision, land now or formerly of Leonard O. and Ricki A. Swisher Jr., (South 84° 10' 00" East) 264.75 feet to a 2" iron pipe set in the southern line of said thirty-eight (38) foot right-of-way; thence by land now or formerly of David R. and Patricia R. Waters (South 5° 57' 29" West) 165.13 feet to a 2" iron pipe; thence by land now or formerly of Robert W. and Bessie Carns (North 84° 22' 24" West) 264.39 feet to a concrete monument; thence by Lot 3 in the Leonard O. and Ricki A. Swisher, Jr. Subdivision, land now or formerly of Leonard O. and Ricki A. Swisher, Jr., (North 5° 50' 00" East) 166.08 feet to a corner and the place of beginning. Containing 1.006 Acres.

Being known as Lot 1 in the Leonard O. and Ricki A. Swisher, Jr. Subdivision 3 prepared by Yost Surveying dated October 7, 2002 and recorded on November 22, 2002 as Map No. 2669.

BEING a portion of the same premises conveyed to the Grantors herein by Deed of Peerless Fuel Co., Inc. dated September 25, 1997 and recorded in Clearfield County Deed and Record Book 1875, page 3.

ALSO GRANTING and CONVEYING to the Grantees herein, their heirs, executors and assigns, a thirty-eight (38) foot right-of-way through Lot 2 in the Leonard O. Swisher, Jr. Subdivision 3 to provide access to Boyce Street, T-908 for Lot 1 of the Swisher Subdivision dated June 26, 2001 and recorded on August 28, 2001, as Map #2383 ("Swisher Subdivision"), which right-of-way is bounded and described as follows:

BEGINNING at a 2" pipe set at the northeastern corner of Lot 1 in the Swisher Subdivision at the western end of Boyce Street, T-908; thence by said Lot 1 (North 84° 10' 00" West) 264.75 feet to a corner; thence through Lot 3 of the Swisher Subdivision, land of Leonard O. and Ricki A. Swisher, Jr., the Grantors herein, (North 5° 50' 00" East) 38.00 to a point; thence still by Lot 3 of the Swisher Subdivision (South 84° 10' 00" East) 264.75 feet to a point; thence by the western end of Boyce Street, T-908, (South 5° 50' 00" West) 38.00 feet to a 2" iron pipe and the place of beginning. Containing 10,060.50 square feet.

FILED

MAR 31 2000

William A. Shaw  
Prothonotary/Clerk of Courts