

08-665-CD

Christine Supenia vs Island Homes

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION - LAW

CHRISTIE N. SUPENIA AND JEREMIAH J.
LANNEN,

*
*
*
*

Plaintiff

* No. 08-1065 -CD
*

vs.

ISLAND HOMES, LLC,

*
* TYPE OF CASE:
*
* Civil Action - law
*

Defendant

*
*
*
* TYPE OF PLEADING:
* Stipulation Against Liens
*

* FILED ON BEHALF OF:
* Plaintiffs
*

* COUNSEL OF RECORD FOR
* THIS PARTY:
* David R. Thompson, Esquire
* PO Box 587
* Philipsburg PA 16866
* (814) 342-4100
* Supreme Court ID 73053

FILED pd \$20.00 Atty
0/10.43cm ICC Atty Thompson
APR 11 2008
WAS
William A. Shaw
Prothonotary/Clerk of Courts

STIPULATION AGAINST LIENS

CHRISTIE N. SUPENIA AND
JEREMIAH J. LANNEN
Homeowner

In the Court of Common Pleas,
County of
Clearfield, Pennsylvania

vs.

Number _____ Term, 2007

ISLAND HOMES, LLC

Contractor

WHEREAS, **CHRISTIE N. SUPENIA AND JEREMIAH J. LANNEN**, currently of 306 Blanchard Street, Osceola Mills, PA 16666, has contracted with **ISLAND HOMES, LLC**, of 2920 Port Matilda Highway, Philipsburg, PA 16866, for construction a home on premises situate in the Township of Graham, Clearfield County, Pennsylvania, bounded and described as follows:

SEE EXHIBIT "A"

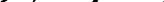
NOW, April 10, 2008, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said **CHRISTIE N. SUPENIA AND JEREMIAH J. LANNEN**, to the said **ISLAND HOMES, LLC**, to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with **CHRISTIE N. SUPENIA AND JEREMIAH J. LANNEN**, and further by, **ISLAND HOMES, LLC**, it is agreed that no lien shall be filed against the building by the contractor, or any sub-contractor, nor by any of the material men or workmen or any other person for any labor, materials purchased for the erection of said building, the right to file such liens being expressly waived.

WITNESS, our hands and seals the day and year aforesaid.

SIGNED AND SEALED IN THE PRESENCE OF:

Amelia Earhart
1897-1937

Christie N. Supenia
Homeowner - Christie N. Supenia


Homeowner - Jeremiah J. Lnenicka

ISLAND HOMES, LLC

Con Miller
Contractor

Exhibit "A"

ALL that piece or parcel of land situated in the Township of Graham, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the east side of Township Road No. 698, also known as Turner Road. Said point is also the northwest corner of Lot No. 14; thence along said road North six degrees, fifteen minutes, zero second East (N 6° 15' 00" E) thirty (30.00) feet to an iron pin and also the southwest corner of Lot NO. 15; thence along Lot No. 15 South eighty-three degrees, thirty-seven minutes, twenty seconds East (S 83° 37' 20" E) three hundred thirty-seven and seventy hundredths (337.70) feet to an iron pin; thence still along same North six degrees, eighteen minutes, twenty-five seconds East (N 6° 18' 25' E) one hundred nineteen and eighty-three hundredths (119.83) feet to an iron pin; thence along Lot No. 18 South eighty-three degrees, thirty-seven minutes, twenty seconds East (S 83° 37' 20" E) six hundred twelve and seventy-six hundredths (612.76) feet to an iron pin; thence along Lot No. 11 South six degrees, eighteen minutes, twenty-five seconds West (S 6° 18' 25' W) two hundred forty eight and fifty hundredths (248.50) feet to an iron pin; thence along Lot No. 12 South eighty degrees, thirty-six minutes, ten seconds West (S 80° 36' 10" W) six hundred thirty-six and fifty-nine hundredths (636.59) feet; thence along Lot No. 16 and Lot No. 14 North six degrees, eighteen minutes, twenty-five seconds East (N 6° 18' 25" E) two hundred seventy-one and fifty-six hundredths (271.56) feet to an iron pin; thence still along Lot No. 14 North eighty-three degrees, thirty seven minutes, twenty seconds West (N 83° 37' 20" W) three hundred thirty-seven and sixty-eight hundredths (337.68) feet to an iron pin and place of beginning. **KNOWN** as Lot No. 19 as shown on a survey map prepared by P. R. Mondock for Shirokey Surveys dated September 12, 2006. **CONTAINING** 4.9471 acres. Said map being recorded in Clearfield County at Instrument #200613924.

EXCEPTING AND RESERVING a 10' sides, 10' rear and 10' front utility easement.

BEING further identified as Clearfield County Tax Parcel No. 116-09-57 as shown on the assessment map in the records of Clearfield County, PA.