

08-856-CD  
Brian Guglielmi al vs Fine Line Homes

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY  
PENNSYLVANIA

FILED <sup>2</sup>

MAY 08 2008

0/10/2012  
William A. Shaw  
Prothonotary/Clerk of Courts  
w/c/c

Brian E. Guglielmi and Stephanie L. Guglielmi

(Plaintiff)

CIVIL ACTION

140 Reservoir Road

(Street Address)

No. 2008-856-CD

Morrisdale, PA

(City, State ZIP)

Type of Case: Civil

Type of Pleading: Stipulation

Against Liens

Filed on Behalf of:

Plaintiff

(Plaintiff/Defendant)

VS.

Fine Line Homes, LP

(Defendant)

1426 Benner Pike

(Street Address)

State College, PA 16801

(City, State ZIP)

Mark S. Weaver, Esquire  
(Filed by)

3081 Enterprise Drive, Suite 2  
(Address) State College, PA 16801

814-237-6255

(Phone)

Mark S. Weaver  
(Signature)

STIPULATION AGAINST LIENS

Whereas, Fine Line Homes, L.P. entered into a contract dated March 17, 2008 ("Contract") with Brian E. Guglielmi and Stephanie L. Guglielmi to provide materials and perform labor necessary for the erection and construction of a two-story residence known as 140 Reservoir Road, Morrisdale, Cooper Township, Clearfield County, Commonwealth of Pennsylvania, and more particularly described as follows:

**See Attached Description**

Now, therefore, it is hereby stipulated and agreed by and between the parties, as part of the Contract and for the consideration therein set forth, that neither the undersigned contractor, any subcontractor or material man, nor any other person furnishing labor or materials to the contractor under the contract may file a lien, commonly called a mechanics' lien, for work done or materials furnished to the said building or any part thereof.

This stipulation is made and intended to be filed with the County Prothonotary for the County of Clearfield, Commonwealth of Pennsylvania in accordance with the requirements of Section 402 of the Mechanics' Lien Law of 1963, codified at 49 P.S. § 1402 (Purdon 1965), of the Commonwealth of Pennsylvania in such case provided.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have set their hands and seals this 7 day of May, 2008.

Signed, Sealed and Delivered  
In the Presence of

[Signature]

By: [Signature] (Seal)  
VP FLH Inc Gen. Partner FLH LP

(Seal)

(Seal)

Commonwealth of Pennsylvania :

: SS.

County of Centre :

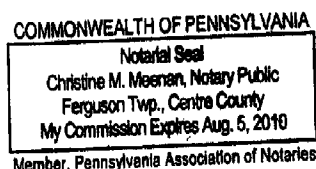
Thadd Weert, General Partner FLH LP CM

On this, the 7<sup>th</sup> day of MAY, 2008, before me the undersigned officer, personally appeared, who acknowledged himself to be the authorized representative of Fine Line Homes, L.P., a Pennsylvania limited partnership, and that he, as such representative, being authorized to do so, executed the foregoing Waiver of Liens for the purpose therein contained by signing the name of the corporation by himself and desired that the same might be recorded as such.

IN WITNESS WHEREOF, I hereunder set my hand and Official Seal.

[Signature] (Seal)  
Notary Public

My Commission Expires: 8/5/2010



**LEGAL DESCRIPTION**  
**140 Reservoir Road, Morrisdale, PA 16858**

**ALL** that certain piece or parcel of land situate in Cooper Township, Clearfield County, Pennsylvania bounded and described as follows:

**BEGINNING** at an iron pin, said iron pin being on the east right of way line of Reservoir Road, State Route 2039 (16.5 feet from the centerline) and said iron pin being a corner of the Mark A. Kramer and Michelle L. Kramer land; thence along the Mark A. Kramer and Michelle L. Kramer land S 83° 50' 00" E 208.71 feet to an existing iron pin, said iron pin being a corner of the Mark A. Kramer and Michelle L. Kramer land and said iron pin being on the line of the Leslie R. Hoover, Anna Jane Hoover, David L. Emigh and Virginia H. Emigh land; thence along the Leslie R. Hoover, Anna Jane Hoover, David L. Emigh and Virginia H. Emigh land S 5° 46' 00" W 272.85 feet to an iron pin, said iron pin being a corner of the Leslie R. Hoover, Anna Jane Hoover, David L. Emigh and Virginia H. Emigh land and said iron pin being on the line of the Douglas C. Benner land; thence along the Douglas C. Benner land N 83° 50' 00" W 208.71 feet to an iron pin, said iron pin being a corner of the Douglas C. Benner land and said iron pin being on the east right of way line of State Route 2039 (16.5 feet from the centerline); thence along the east right of way line of State Route 2039 N 5° 46' 00" E 272.85 feet to an iron pin the place of beginning.

**CONTAINING** 1.3073 acres.

The above described premises being shown on a subdivision map surveyed and prepared by Lawrence J. Marince P. L. S. dated March 10, 2008 and which was recorded with the Recorder of Deeds of Clearfield County on April 21, 2008 at Instrument No. 200805502.