

Stipulations Against Liens

Scott D. Gardner and Sherry L. Gardner

Owner

vs.

PENTZ'S HANDYMAN SERVICES

Contractor

In the Court of Common Pleas, County of

Clearfield

Pennsylvania

Number 2008-917-CD Term 10

WHEREAS, SCOTT D. GARDNER and SHERRY L. GARDNER
of 1390 Harper Mine Road, Curwensville,
is about to execute contemporaneously herewith, a contract, with PENTZ'S HANDYMAN SERVICES
of 192 E. Hepburnia Road, Grampian
for the erection of a, one story addition to existing residence
(electric and plumbing services)
in Penn Township, Clearfield County, PA

SEE ATTACHED DESCRIPTION.

Pennsylvania.

Pennsylvania.

building upon a lot of land situate

FILED pd \$20.90 Atty
01:00 pm
MAY 16 2008 No CC.

William A. Shaw
Prothonotary/Clerk of Courts

NOW, May 9, 2008 at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said OWNERS
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 CONTRACTOR and the further consideration of One Dollar to CONTRACTOR paid by OWNERS, 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, or materials purchased, or extra labor or 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

Deanna Sabel

Witness

Matthew Johnson

Witness

Scott D. Gardner Sherry L. Gardner Seal

PENTZ'S HANDYMAN SERVICES

Seal

BY:

Ron Pentz

Seal

*Stipulation
Against Liens*

Owner

SCOTT D. GARDNER and

SHERRY L. GARDNER

versus

Contractor

PENTZ'S HANDYMAN SERVICES

No. _____ Term, 19

Filed _____ 19

ALL those two (2) tracts or parcels of land situate in the Township of Penn, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeastern boundary of land now or formerly of James E. Hand, et ux, and the northwestern corner of land to be conveyed to Teddy J. Holt by L. Jean London; thence North 18 degrees 40 minutes West along land now or formerly of James E. Hand, et ux., a distance of 257.5 feet to an existing pipe; thence North 58 degrees 40 minutes East through a pin in the western right-of-way line of Township Road T-464 to the centerline of said road, a distance of 208 feet; thence North 18 degrees 40 minutes West through the centerline of Township Road T-464, a distance of 114 feet to a point; thence North 71 degrees 15 minutes East through land of L. Jean London of which this parcel is a part, a distance of 290feet to a pipe; thence South 18 degrees 40 minutes East continuing through land of L. Jean London, a distance of 410 feet to a pipe; thence South 71 degrees 15 minutes West still continuing through land of L. Jean London and Township Road T-464, a distance of 493 feet to a pipe and place of beginning. Containing 3.9 acres as shown on the survey of Gary B. Thurston, Registered Surveyor No. 1G 566-E, dated September 28, 1998, and filed of record with the Recorder of Deeds in Map File No. 1712.

TOGETHER with the right to use, without charge, 150,000 cu. ft. of gas per year as long as the gas well presently serving the residence continues to produce at a profitable level for the gas company. Grantees shall be responsible for any gas used in excess of 150,000 cu. ft. together with all repairs for their gas lines from the connecting box to their house. Grantees shall have the option of sharing in the purchase of said gas well in the event that the gas company determines that it is no longer profitable and wants to sell it. The decision by Grantees to not exercise this option will result in the termination of this right and they will be required to find an alternate gas supply.

EXCEPTING AND RESREVING all reservations as contained in the prior deeds in the chain of title.