

08-1078-CD

Christopher Howell vs Fine Line Homes

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION - LAW

CHRISTOPHER J. HOWE AND LISA A. HOWE, *

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Plaintiffs

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No. 08-1078-CD

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VS.

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TYPE OF CASE:

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FINE LINE HOMES,

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Civil Action

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Defendant

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TYPE OF PLEADING:

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Stipulation Against Liens

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FILED ON BEHALF OF:

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Plaintiff

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COUNSEL OF RECORD FOR
THIS PARTY:

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David R. Thompson, Esquire

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PO Box 587

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Philipsburg PA 16866

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(814) 342-4100

*

Supreme Court ID 73053

FILED

0/9:50am
JUN 12 2008

Wm

William A. Shaw
Prothonotary/Clerk of Courts

PC \$20.00
ICC Atty
Thompson

Stipulations Against Liens

CHRISTOPHER J. HOWE
LISA A. HOWE

Owner

vs.

FINE LINE HOMES

Contractor

In the court of Common Pleas, County of
CLEARFIELD

Pennsylvania

Number _____ Term, 20 08

WHEREAS, CHRISTOPHER J. HOWE AND LISA A. HOWE, his wife
of PO Box 152, Lanse Pennsylvania,
is about to execute contemporaneously herewith, a contract, with FINE LINE HOMES
of State College Pennsylvania,
for the erection of a story residential building upon a lot of land situate
in Cooper Township, Clearfield County, PA

SEE EXHIBIT "A"

NOW, June 9 20 08 , at the time of and immediately before the execution of the principal
contract, and before any authority has been given by the said CHRISTOPHER H. HOWE AND LISA A. HOWE, his wife
to the said FINE LINE HOMES
to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with
CHRISTOPHER J. HOWE AND LISA A. HOWE and the further
consideration of One Dollar, to FINE LINE HOMES paid by
CHRISTOPHER J. HOWE AND LISA A. HOWE, HIS WIFE , 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

Arnon L. Court

Richard N. Wemuth Seal
Christopher J. Howe Seal
Lisa A. Howe Seal

EXHIBIT "A"

ALL that certain parcel of land situate in Cooper Township, Clearfield County, Pennsylvania, bounded and described in accordance with a survey thereof by registered land surveyor Lawrence P. Opalisky, GeoTech Engineering, Inc., as follows:

BEGINNING at an existing 5/8" rebar at the east side of a twenty (20.00) foot alley, said rebar also being the southwest corner of the lands of now or formerly Samuel M. and Lisa D. Estright as shown on a Deed at Instrument Number 200305490 in said Office of the Recorder of Deeds; thence, along the line of land of said Samuel M. and Lisa D. Estright, North fifty-five (55°) degrees zero (00') minutes seventeen (17") seconds East a distance of two hundred seventy-seven and ninety-five hundredths (277.95) feet to an existing 5/8" rebar; thence along same, North thirty-four (34°) degrees sixteen (16') minutes fifty-one (51") seconds West a distance of fifty-two and forty-three hundredths (52.43) feet to an existing axle at the southwest corner of the lands of now or formerly Timothy W. and Jill L. Herring as shown in Deed Book 1427 at Page 95 in said Office of the Recorder of Deeds; thence along the line of land of said Timothy W. and Jill L. Herring, North fifty-four (54°) degrees seven (07') minutes thirty-seven (37') minutes East a distance of three hundred twenty and ninety-five hundredths (320.95) feet to an existing axle on the line of land of now or formerly of Charles A. and Mae A. Josephson as shown in Deed Book Volume 687 at Page 337 in said Office of the Recorder of Deeds; thence along the line of land of said Charles A. and Mae A. Josephson, South thirty-four (34°) degrees twenty-seven (27') minutes twenty-four (24") seconds East a distance of five hundred sixteen and ninety-three hundredths (516.93) feet to a 1/4" rebar on the line of land of now or formerly of William L. and Penelope J. Amick as shown in Deed Book 1702 at Page 426 in said Office the Recorder of Deeds; thence, along said line of land of William L. and Penelope J. Amick and along the North side of an eighteen (18.00) foot alley, South fifty-six (56°) degrees thirteen (13') minutes three (03") seconds West, passing through an iron rail at a distance of three hundred twenty-seven and sixty hundredths (327.60) feet, a distance of five hundred ninety-five and eight hundredths (595.08') feet to a 3/4" capped rebar at the East side of aforesaid twenty (20.00) foot alley; thence, along said East side of a twenty (20.00) foot alley, North thirty-four (34°) degrees fifty-seven (57') minutes twenty-eight (28") seconds West a distance of four hundred forty-six and ninety-seven hundredths (446.97) feet to the POINT OF BEGINNING.

CONTAINING 288,211.867 square feet or 6.616 acres having a mathematical closure of 1:832,894, and being the same premises as shown on the Lawrence P. Opalisky survey for the Grantors herein, dated June 20, 2007, a true copy being recorded with the deed at Instrument #200714605.

BEING further identified as Clearfield County Tax Parcel No. 110-S9-708-89 as shown on the assessment map in the records of Clearfield County, PA.