

08-1317-CD  
Matthew Ardary al vs Fine Line Homes



# Investors Title Insurance Company

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687  
(919) 968-2200 (800) 326-4842 Fax: (919) 968-2235

Local Agent:

08-1317-CD  
**FILED**  
01/10/16/2008 No CC  
JUL 18 2008  
William A. Shaw  
Prothonotary/Clerk of Courts  
Arty M. Yeager pd. \$20.00

Commonwealth of Pennsylvania, County of Clearfield

## STIPULATION/WAIVER OF MECHANICS' LIENS

Commitment / Policy No. 200800658SP

On this July day of July, 20 08, before me personally appeared Matthew S. Ardary  
and Teresa A. Ardary, Owner of the property  
("Owner"), and Fine Line Homes, Inc., General Contractor ("Contractor"), to  
me personally known, who, being duly sworn on their oaths, did say as follows:

WHEREAS, the undersigned Contractor entered into a contract with the Owner to provide materials and perform labor  
necessary for construction of the following improvements:

Construction of a dwelling home

located on the real property described as follows:

See Exhibit A attached hereto for description

NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties as part of the said contract and for  
the consideration therein set forth, that neither the Contractor, any subcontractor or materialman, nor any other person  
furnishing labor or materials to the Contractor under this contract shall file a lien, commonly called a mechanics' lien, for  
work done or materials furnished to, or in connection with, the property described above.

This stipulation is made and intended to be filed with the County Prothonotary in accordance with the requirements of  
Section 1508 of the Mechanics' Lien Law of 2007 of the Commonwealth of Pennsylvania.

<u>Matthew S. Ardary</u> MSA Owner	Owner	<u>Teresa A. Ardary</u> TAA Owner
State of <u>Clearfield</u> , County of <u>Clearfield</u>		
<input checked="" type="checkbox"/> <b>INDIVIDUAL:</b> On this, the <u>18th</u> day of <u>July</u> , 20 <u>08</u> , the undersigned officer, personally appeared <u>MATTHEW S. ARDARY and TERESA A. ARDARY</u> , known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.		
<input type="checkbox"/> <b>CORPORATION:</b> On this, the _____ day of _____, 20____, the undersigned officer, personally appeared _____ of _____, acknowledged himself to be the _____, a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____		
In witness whereof, I hereunto set my hand and official seal.		
<u>Linda J. Schwartz</u> Signature		<div style="border: 1px solid black; padding: 2px;">           NOTARIAL SEAL            LINDA J. SCHWARTZ, NOTARY PUBLIC            CLEARFIELD BORO., CLEARFIELD CO.            MY COMMISSION EXPIRES NOV. 8, 2009         </div> Title
If Notary, my commission expires: _____		

<b>General Contractor</b>		
BY <u>Thaddeus R. Wendt</u>		
State of <u>PA</u> , County of <u>Centre</u>		
<input type="checkbox"/> <b>INDIVIDUAL:</b> On this, the _____ day of _____, 20____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.		
<input checked="" type="checkbox"/> <b>CORPORATION:</b> On this, the <u>14th</u> day of <u>July</u> , 20 <u>08</u> , the undersigned officer, personally appeared <u>Thaddeus R. Wendt</u> acknowledged himself to be the <u>Vice President</u> of <u>Fine Line Homes Inc. Gen. Partner of Fine Line Homes LP.</u> , a corporation, and that he as such <u>Officer</u> _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as <u>Thaddeus R. Wendt VP.</u>		
In witness whereof, I hereunto set my hand and official seal.		
<u>Michele A. Lachat</u> Signature		<div style="border: 1px solid black; padding: 2px;">           COMMONWEALTH OF PENNSYLVANIA            Notarial Seal            Michele A. Lachat, Notary Public            College Twp., Centre County            My Commission Expires Jan. 13, 2010         </div> Title
If Notary, my commission expires: <u>Jan 13, 2010</u>		

## EXHIBIT A

**ALL** that certain parcel of land in Pike Township, Clearfield County, Pennsylvania, bounded and described as follows:

**BEGINNING** at an iron pin located on the north side of Township Road No. 324, also known as McClure Road, said point is also the southeast corner of Lot No. 3; thence along Lot No. 3, North forty-two degrees thirty-three minutes forty-five seconds West (N 42° 33' 45" W) four hundred fifty-five and eleven hundredths (455.11) feet to an iron pin; thence along other lands of Grantors, North seventy-nine degrees fifty-three minutes thirty seconds East (N 79° 53' 30" E) three hundred seventy-seven and one tenth feet (377.1) feet to an iron pin; thence still along other lands of Grantors, North thirty-five degrees twenty-four minutes five seconds East (N 35° 24' 05" E) two hundred ninety-eight and six tenths (298.6) feet to an iron pin and also the corner of Lot No. 2; thence along Lot No. 2 the following courses and distances, South forty-six degrees fifty-one minutes twenty-five seconds East (S 46° 51' 25" E) three hundred thirty-five and thirty-three hundredths (335.33) feet to an iron pin; thence South seventy-eight degrees thirty minutes five seconds West (S 78° 30' 05" W) sixty-eight and seventy-four hundredths (68.74) feet to an iron pin; thence South twenty-three degrees two minutes twenty seconds East (S 23° 02' 20" E) one hundred sixty-two and sixty-six hundredths (162.66) feet to an iron pin located on the North side of the above-mentioned Road; thence along said Road, South sixty-four degrees three minutes fifty seconds West (S 64° 03' 50" W) one hundred seventy-five and seventy-five hundredths (175.75) feet to an iron pin; thence still along said Road, South sixty-one degrees fourteen minutes twenty-five seconds West (S 61° 14' 25" W) three hundred sixty-four and eleven hundredths (364.11) feet to an iron pin and place of beginning. Containing 5.4372 acres and being identified in the Clearfield County Assessment records as Map No. 126-H11-94.