

08-1341-CD

West Valley View vs Shane Frantz al

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY  
PENNSYLVANIA

FILED

Em

JUL 22 2008

2008-1341-CD

William A. Shaw  
Prothonotary/Clerk of Courts  
No. 4/C

WEST VALLEY VIEW, INC. / OWL HOMES  
(Plaintiff) CIVIL ACTION

Rd #2 Box 429A

(Street Address)

Brockway PA 15824

(City, State ZIP)

No. 2008-1341-CD

Type of Case: NO LIEN AGREEMENT

Type of Pleading: \_\_\_\_\_

Filed on Behalf of:

vs.

SHANE H. & MARY FRANZ (Plaintiff/Defendant)  
(Defendant)

46 HAAG ROAD

(Street Address)

DUBOIS, PA 15801

(City, State ZIP)

STRATFORD SETTLEMENTS, INC  
(Filed by)

506 S MAIN STREET ZELIENOPLE  
(Address) PA 16003

724-453-3181

(Phone)

(Signature)

## NO LIEN AGREEMENT

THIS AGREEMENT, made and entered into the 15<sup>TH</sup> Day of JUARY, 2008, by and between WEST VALLEY VIEW, INC. / OWL HOMES, hereinafter designated as contractor, and SHANE H. FRANTZ AND MARY FRANTZ hereinafter designated as owners.

WITNESSETH: That by a certain contract, of even date herewith, the contractor, in consideration of the covenants to be performed and payments to be made by or on account of the owner, did covenant and agree to furnish all labor and materials and perform all work necessary to complete in the most substantial manner and to the satisfaction and acceptance of the owner.

NOW THEREFORE, the contractor, in consideration of the sum of one (\$1.00) dollar and of the covenants and provisions in said contract contained, does hereby covenant, stipulate and agree, and it is also covenanted, stipulated and agreed in the above-recited contract, as follows:

Contractor shall erect a single family residential dwelling on property situate in BRADY TOWNSHIP, County of CLEARFIELD and COMMONWEALTH of PENNSYLVANIA, and being known as 46 HAAG ROAD DUBOIS, PA 15801

SEE ATTACHED LEGAL DESCRIPTION MADE PART OF HERETOFORE.

That there shall be no lien or right to file a lien against the structures or improvements contracted for in the above recited contract, or any part thereof, or the site thereof, for work or labor done or materials furnished in the performance of the work embraced in said recited contract, or any part or parts thereof, or extra work thereunder or changes made therein; and that no such lien or claim shall be filed, or in any way attempted to be enforced by, or on behalf of, the contractor, or by or on behalf of, any sub-contractors, material men or other persons concerned in or about the performance of the work embraced in said contract; nor shall there by any claim for work or materials against the owner, his heirs, executors, administrators or assigns, other than the legal claim of the contractor as provided in said contract.

It is the full intent of the contractor, for himself and for any sub-contractors or material men claiming for themselves, or by, through or under the contract, that the right to file a mechanics' lien, under the provision of acts of assembly in such cases made and provided, for work done or materials furnished in and about the erection, construction or repairs of the building and improvements above described, is hereby waived.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the day and year first written.

WITNESSES:

Michelle Hletnick Shane H. Frantz  
SHANE H. FRANTZ

Michelle Hletnick Mary Frantz  
MARY FRANTZ

Michelle Hletnick Patricia A. Sorbera  
WEST VALLEY VIEW, INC. / OWL HOMES

I HEREBY CERTIFY THAT THE PRECISE PROPERTY ADDRESS IS: 46 HAAG ROAD DUBOIS, PA 15801.

LEGAL DESCRIPTION

PARCEL # 107-B06-000-00079

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF BRADY, CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF T-355 AND IN LINE OF WESTERN BOUNDARY OF LANDS NOW OR FORMERLY OF LARRY C. MCANINCH; THENCE ALONG CENTER LINE OF T-355 BY A CURVE TO THE RIGHT THE CHORD OF WHICH IS WHICH IS N 82 DEGREES 46' WEST 159.4 FEET TO A POINT; THENCE ALONG RESIDUE OF LANDS NOW OR FORMERLY OF ARTHUR L. HAAG, N 7 DEGREES 51' EAST 184.0 FEET TO A 1-1/4" PIN; THENCE BY SAME N 71 DEGREES 48' EAST, 155.4 FEET TO A 1-1/4" PIN ON WESTERN BOUNDARY OF SAID LANDS NOW OR FORMERLY OF LARRY C. MCANINICH; THENCE ALONG SAME BOUNDARY LINE S 3 DEGREES 19' WEST 251.3 FEET TO THE CENTER OF T-355 AND THE PLACE OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.