

08-2336-CD

William Powell al vs Black's Home Sales

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PA.
CRIMINAL DIVISION

WILLIAM C. POWELL AND JACKIE M. POWELL,

Plaintiff

VS.

BLACK'S HOME SALES,

Defendant

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STIPULATION AGAINST LIENS

WILLIAM C. POWELL AND JACKIE M.
POWELL,

Homeowner

In the Court of Common Pleas,
County of

CLEARFIELD, Pennsylvania

vs.

Number _____ Term, 2008

BLACK'S HOME SALES

Contractor

WHEREAS, **WILLIAM C. POWELL AND JACKIE M. POWELL**, his wife, currently of 4716 New Holland Road, 4716 New Holland Road, Mohnton, PA 19540, has contracted with **BLACK'S HOME SALES**, of Osceola Mills, Pennsylvania, for the construction of a residential structures upon premises situate in the Township of Beccaria, Clearfield County, Pennsylvania, bounded and described as follows:

SEE EXHIBIT "A"

NOW, November 28, 2008, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said **WILLIAM C. POWELL AND JACKIE M. POWELL**, his wife, to the said **DONALD BEVERIDGE**, to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with **WILLIAM C. POWELL AND JACKIE M. POWELL**, his wife, and further by, **BLACK'S HOME SALES**, 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, 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:

Amylee
as to date

Amylee

William C. Powell
Homeowner - William C. Powell

Jackie M. Powell
Homeowner - Jackie M. Powell

BLACK'S HOME SALES

Amylee
Contractor

EXHIBIT "A"

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

BEGINNING at a post or point on the right of way of State Road leading from Coalport to Utahville, near Heverly; thence by line of land now or formerly of S. Hegarty Estate South $2^{\circ} 45'$ West a distance of 2,395 feet to a post in the Public Road leading from Utahville to Coalport, known as the ridge road by way of the John Dillon Farm; thence along said road South 70° West for a distance of 22 and $8/10$ perches to a post; thence along said road South 62° West 11.6 perches to a post on line of land now or formerly of C. W. Heverly Estate; thence by line now or formerly of C. W. Heverly Estate, North $3\frac{1}{2}^{\circ}$ East for a distance of 2,744 feet to a post or point on the right of way of State Road; thence by right of way of State Road East to a post or point of beginning.

THE PROPERTY HAS BEEN MORE RECENTLY DESCRIBED AS FOLLOWS: BEGINNING at an existing concrete monument located on the North Side of Township Route No. T-533 at the southwest corner of the parcel of land herein described at a corner of land now or formerly of Storm; thence along the line of land now or formerly of Storm North $02^{\circ} 15' 02''$ East for a distance of 2,767.56 feet to an existing concrete monument on the South side of State Route No. 865; thence along the South side of State Route No. 865 the following courses and distances:

1) South $71^{\circ} 10' 24''$ East for a distance of 194.02 feet to a point, and
2) by a curve to the left having a radius of 1,261.60 feet and an arc length of 313.67 feet to an existing iron pin at a corner of land now or formerly of Hagerty; thence along the line of land now or formerly of Hagerty South $01^{\circ} 54'$ West for a distance of 2,408.16 feet to an existing iron pin on the North side of Township Route No. T-533; thence along the Northside of Township Route No. T-533 the following courses and distances:

1) South $67^{\circ} 19' 46''$ West for a distance of 377.50 feet to a point and
2) South $62^{\circ} 15' 18''$ West for a distance of 191.4 feet to an existing concrete monument, the place of beginning.

This parcel of land contains 29.55 acres, more or less, as shown on the survey attached to the deed recorded at Clearfield County Instrument #200806184.

BEING further identified as Clearfield County Tax Parcel No. 101-J17-16 as shown on the assessment map in the records of Clearfield County, PA.