

AFFIDAVIT BY OWNER

File No.:

The undersigned owner(s), in consideration of selling the real estate described herein and in consideration of Town n' Country Title, LLC as an issuing agent with its insurance underwriter in issuing its Policy(s) of title insurance insuring an interest in or title to the real estate described herein, and being first duly sworn on oath deposes, states and warrants, except as stated in Paragraph 7 below:

1. That the undersigned is an owner of the real estate which is described in the above referenced commitment (hereinafter called "the property");
2. That there are no encroachments of fences, buildings or other improvements to the property onto any easement or on to adjoining property, and no encroachments of any fences, buildings or other improvements of adjoining premises onto the property;
3. That there are not any unrecorded easements, party walls, agreements, or rights-of-way which affect the property;
4. (Check one)
 - That during the last six months, no work has been done and no materials have been furnished in connection with the improvement of said property. That there are no uncompleted buildings, structures or other improvements situated thereon;

(or)

 - That during the last six months work has been done and materials furnished in order to make improvements to the property, but that except as stated in Paragraph 7, all of said work and materials have been fully paid for and there are no claims or disputes in existence with reference thereto, that no notice of intent to lien has been given, and that waivers of lien from all appropriate parties are attached hereto.
5. That owner is in sole possession of the property and that no other party has possession or has right of possession under any lease or other agreement, written or oral;
6. That since that effective date of the commitment referenced above, owner has not filed bankruptcy, received notice of any pending cause of action, conveyed or encumbered the property or is currently a party to any action that could result in the filing of any judgment or lien against the property.
7. Exceptions to above statements:

STATE OF

Owner:

COUNTY OF

The foregoing instrument was acknowledged before me
on _____ by the above-named
_____, to me
known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Notary Public

Printed Name:
My Commission Expires: