

AFFIDAVIT OF TITLE

State of New York, County of _____

ss.:

Title No. _____

being duly sworn, says:

*If owner is a corporation, fill in office held by deponent and name of corporation

I reside at No. _____

I am the * owner in fee simple of premises

and _____ the grantee (described in a certain deed of said premises recorded in the Register's Office of _____ County in (Liber)(Record Liber)(Reel) _____ of Conveyances, page _____

Said premises have been in _____ possession since _____; that _____ possession thereof has been peaceable and undisturbed, and the title thereto has never been disputed, questioned, or rejected, nor insurance thereof refused, as far as I know. I know of no facts by reason of which said possession or title might be called in question, or by reason of which any claim to any part of said premises or any interest therein adverse to _____ might be set up. There are no Federal tax claims or liens assessed or filed against _____. There are no judgments against _____ unpaid or unsatisfied or record entered in any court of this state, or of the United States, and said premises are, as far as I know, free from all leases, mortgages, taxes, assessments, water charges, sewer rents and other liens and encumbrances, except _____

Said premises are now occupied by _____

No proceedings in bankruptcy have ever been instituted by or against _____ in any court or before any officer of any state, or of the United States, nor _____ at any time made an assignment for the benefit of creditors, nor an assignment, now in effect, of the rents of said premises or any part thereof.

*This paragraph to be omitted if owner is a corporation

* I am a citizen of the United States, and am more than 18 years old. I am by occupation _____, I am married to _____

who is over the age of 18 years and is competent to convey or mortgage real estate. I was married to her on the _____ day of _____, _____. I have never been married to any other person now living. I have not been known by any other name during the past ten years.

*This paragraph to be omitted if owner is not a corporation.

* That the charter of said corporation is in full force and effect and no proceeding is pending for its dissolution or annulment. That all license and franchise taxes due and payable by said corporation have been paid in full.

There are no actions pending affecting said premises. That no repairs, alterations or improvements have been made to said premises which have not been completed more than four months prior to the date hereof; nor have any obligations been incurred which have become or will become liens on the above premises.

There are no facts known to me relating to the title to said premises which have not been set forth in this affidavit.

This affidavit is made to induce _____ to accept a _____ said premises. and to induce Fidelity National Title Insurance Company of New York hereinafter called "The Company" to issue its policy of title insurance covering said premises knowing that they will rely on the statements herein made.

Sworn to before me this _____ day of _____,

