

# AFFIDAVIT OF TITLE

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

State of New York, County of \_\_\_\_\_ ss.: Title No. \_\_\_\_\_

being duly sworn, says:

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 <sup>my</sup>/<sub>its</sub> possession since \_\_\_\_\_; that <sup>my</sup>/<sub>its</sub> 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 <sup>me</sup>/<sub>it</sub> might be set up. There are no Federal tax claims or liens assessed or filed against <sup>me</sup>/<sub>it</sub>. There are no judgments against <sup>me</sup>/<sub>it</sub> 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 <sup>me</sup>/<sub>it</sub> in any court or before any officer of any state, or of the United States, nor <sup>have I</sup>/<sub>has it</sub> 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.

\*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 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.

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

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 \_\_\_\_\_ <sup>of</sup>/<sub>on</sub> said premises, and to induce The Title Guarantee Company and Pioneer National Title Insurance Company 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 \_\_\_\_\_, 20 \_\_\_\_\_