

AFFIDAVIT OF TITLE AND POSSESSION

Title No.: _____

Premises: _____

State of _____)
County of _____) ss:

_____ (Social Security No.: _____)

_____ (Social Security No.: _____)

being duly sworn do/does hereby depose and state as follows:

1. I am/we are over 21 years of age and reside at _____.
2. I am/we are the owner(s) and am/are presently in possession of the above referenced premises which said premises are more particularly bounded and described in Schedule "A" of the above mentioned title report.
3. I/we have continuously resided in said premises since _____.
4. I/we acquired said premises for good and valuable consideration by a deed dated _____ made by _____ and recorded on _____ in the Office of the Clerk/Register of _____ County in Liber(CRFN) _____ page _____.
5. The abovenamed immediate grantor(s) of said premises owned same since _____ as will be disclosed by the records.
6. My/our ownership and possession has been uninterrupted and continuous; open and notorious; and hostile and adverse to all others and exclusive of the right or claim of any person, corporation or entity; and title has never been questioned. No person, corporation or entity has ever made any claim whereby my/our possession or ownership might be called in question or by reason of which any claim to any part of said premises or any interest therein adverse to me/us might be set up.
7. The building(s) and fences on said premises as shown on the survey made by _____, dated _____ have been maintained in the same position and manner as they are shown on said survey since _____; no garage or other structure has been erected upon said premises and no additions to or changes in the exterior of the buildings and/or fences have been made during deponent's ownership except that: _____.
8. During my/our ownership the aforescribed premises has been enclosed by _____ [hedges, fences] along the _____ [northerly, southerly, easterly and/or westerly] line(s) as is disclosed by the above referenced survey.
9. I/we have continuously paid the taxes and other charges in connection with said premises.
10. There are no Judgments or Federal liens against me/us in any Court of this State or of the United States of America and no proceedings in bankruptcy have ever been instituted by or against me/us. [If a bankruptcy proceeding has been instituted, please so state and include disposition date _____]. There are no suits or proceedings pending anywhere affecting said premises and said premises, as far as I/we know, are free from all leases, mortgages, taxes, assessments, water charges and other liens and encumbrances, except as shown in the above mentioned Title Report. No financing statements have been filed against said premises or against any fixtures or chattels attached to or used in connection with said premises; deponent(s) is/are the owner(s) of all personal property, chattels and fixtures attached to, appurtenant to or used in the operation of said premises without claim of any kind.
11. There are no facts known to me/us relating to the title to said premises, which have not been set forth in this affidavit.
12. This affidavit is made to induce Eagle Abstract Corp., and its underwriter to accept a _____ [deed, mortgage] of/on said premises, and to induce them to issue its policy of title insurance covering said premises knowing that they will rely upon the truth of the statements made herein and that the statements made herein are based upon my/our actual knowledge of the facts.

Sworn to before me this _____
day of _____, _____.

Notary Public