



**Title Affidavit**

[To be executed by Seller (or Mortgagor if no sale involved)]

STATE OF NEW YORK  
COUNTY OF

FILE NO

Before me, the undersigned authority, personally appeared who, being duly sworn according to law, deposes and says as follows (as used in this Affidavit, the term "Affiant" shall include all parties executing this Affidavit):

That Affiant is the owner of the following described property situate in the County of \_\_\_\_\_ and State of New York:

Address \_\_\_\_\_  
City/Town \_\_\_\_\_ Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot \_\_\_\_\_

That Affiant has been in full, continuous, open, exclusive, peaceable and undisputed possession of said property since vesting of title; that there are no parties who have any interest or right to claim an interest in said property other than Affiant; and that there are no facts known to Affiant which could give rise to a claim being asserted against said property.

The Affiant is of legal age, under no legal disabilities and has never been known by any name in the last ten years other than as shown above.

That there are no actions or proceedings now pending in any State or Federal Court to which the Affiant is a party including, but not limited to, proceedings in bankruptcy, receivership or insolvency.

That there are no judgments, mortgages, encumbrances or liens of any nature affecting said property, except those returned in the above referenced title certificate.

That there are no tenants in said premises,

In consideration of Major Abstract Corp. omitting the mortgage(s) from their title policy to be issued, I hereby request the check(s) of \$ \_\_\_\_\_ to be expeditiously delivered to the payee of the check(s) in satisfaction of my existing mortgage indebtedness, and do hereby agree to pay to Major Abstract Corp., on demand, any additional monies required by the holder of said mortgage to enable Major Abstract Corp. to obtain a satisfaction thereof, in recordable form.

Affiant recognizes that Major Abstract Corp. and Fidelity National Title Insurance Company will rely on the statements in this Affidavit and Affiant makes this Affidavit for the purpose of inducing Major Abstract Corp. and Fidelity National Title Insurance Company to issue its policy or policies of title insurance in the above referenced transaction.

Subscribed and sworn to before me this \_\_\_\_\_ day

of \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public