

**SELLER'S AFFIDAVIT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

THE UNDERSIGNED, being first duly sworn, deposes and says:

1. \_\_\_\_\_ ,  
("Affiant") is the sole title holder of that certain real property more particularly described as  
\_\_\_\_\_  
\_\_\_\_\_  
located at \_\_\_\_\_ .
2. AFFIANT has the full right and authority to enter into and consummate the sale of said real property.
3. AFFIANT is the fee simple owner of said real property and has good marketable and insurable title thereto.
4. There are no real estate taxes owed, except as previously disclosed, for this year or years prior thereto, including the date hereof. Any assessments, or taxes which have yet to become due will be paid at time of closing.
5. There is no litigation pending against the undersigned that could give rise to a lien or claim against the real property.

FURTHER AFFIANT SAYETH NAUGHT.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ , 20 \_\_\_\_ .

\_\_\_\_\_  
(Corporation Name)

\_\_\_\_\_  
Individually and as President

Sworn to and Subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ by  
\_\_\_\_\_, who is personally known to me or who  
produced Drivers License Number \_\_\_\_\_, issued by the state of  
\_\_\_\_\_, as picture identification.

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

State of \_\_\_\_\_

My Commission Expires:  
\_\_\_\_\_