

# NEW YORK TITLE

Abstract Services, Inc.  
Insuring The Future<sup>SM</sup>

Title No. \_\_\_\_\_

## AFFIDAVIT OF TITLE AND POSSESSION

STATE OF NEW YORK     )  
  ) ss.:  
COUNTY OF \_\_\_\_\_)

\_\_\_\_\_, being duly sworn depose(s) and say(s):

**Grantor:** I am the secretary of \_\_\_\_\_, a corporation duly authorized to do business in New York, and now in possession of the premises located at \_\_\_\_\_, in the town of \_\_\_\_\_, and known as and by tax map # \_\_\_\_\_ (hereinafter the "Property"), and have owned and continuously resided in said premises since \_\_\_\_\_.

**Acquisition of Property:** I/We acquired said premises for good and valuable consideration from \_\_\_\_\_ by deed dated \_\_\_\_\_, recorded \_\_\_\_\_, in the Office of the Clerk/Register of \_\_\_\_\_ County.

**Ownership:** My 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 or corporation. No person or corporation has ever made any claim whereby my possession or ownership might be called in question or by reason of which any claim to any part of the Property or any interest therein adverse to me might be set up.

**Taxes:** I have continuously paid the taxes and other charges in connection with said premises.

**No Judgments or Liens:** There are no judgments or Federal Liens against me 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. There are no suits or proceedings pending anywhere affecting said premises and said premises, as far as I know, are free from all leases, mortgages, taxes, assessments, water charges and other liens and encumbrances, except as shown in the captioned 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 is the owner of all personal property, chattels and fixtures attached to, appurtenant to or used in the operation of said premises without claim of any kind.

**No Undisclosed Facts:** There are no facts known to me/us relating to the title to said premises, which have not been set forth in this affidavit.

**Reliance.** I make this affidavit with approval of the corporation and in order to induce New York Title Abstract Services, Inc. and its underwriter to issue a policy of title insurance, knowing they will rely on the truth and accuracy of the statements made herein.

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Sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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Notary Public