

CORPORATE SELLERS AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA) Case No.

ss

COUNTY OF) Premises:

ON THE DAY OF A.D. 20 , before me, the undersigned officer, personally appeared the undersigned, who being duly sworn according to law and intending to be legally bound, deposes(s) and say(s):

1. That the Grantor Corporation herein is the owner of premises being insured hereunder and the same Corporation as the Grantees in
2. That there are no mortgages, encumbrances, easements, bankruptcies, judgments or pending suits adversely affecting the owner(s) and the said premises which are known to the undersigned which are not being properly provided for in this transaction.
3. That there have been no repairs, additions or improvements made, ordered or contracted to be made on or to the premises, nor are there any appliances or fixtures attached to said premises which have not been paid for in full; and that there are no outstanding or disputed claims for any such work or item.
4. That there has been no work done, or notice received that work is to be done, by the Municipality (City, Borough or Township), or at its direction, in connection with the installation of sewer or water or for improvements such as paving or repaving of streets or alleys, or the installation of curbs or sidewalks.
5. That no notice has been served by any governmental authority for the removal or abatement of any nuisance, for the violation of any Zoning Regulation or concerning the condemnation of any portion of said premises.
6. That there has been no violation of any restrictions affecting the premises.
7. That there are no purchase money obligations being created in this transfer.
8. That the Grantor(s) is/are in actual possession of the entire premises, and there are no leases or agreements affecting the premises or any part thereof outstanding, other than those that are presently being assigned.
9. That the present transaction is not made for the purpose of hindering, delaying or defrauding any creditors of said owner(s) and does not come within the provisions of the Bankruptcy or Insolvency Acts (or any amendments thereof).

10. That there are no corporate taxes due the Commonwealth of Pennsylvania by said Corporation.

11. That the officers of said Corporation who are authorized to execute the papers are of full legal age and in every respect competent to convey or encumber the title to the premises in question.

12. That all taxes, sewer and water rents assessed against the said premises or indicated by the last official, billed meter reading as of the date of this settlement are fully paid.

13. That there have been no alterations, modifications or changes in the building or buildings as shown on the survey and the locations as shown are true and correct. Further there is no dispute with adjoining property owners as to the location of lot lines as shown on the survey.

This affidavit is made for the purpose of inducing Liberty Land Transfer, Inc. to hold settlement on the above premises, and to issue a _____ on policy, insuring the title thereto and deponent(s) aver(s) the foregoing statements are true and correct to the best of his/her/their knowledge and belief.

SWORN TO AND SUBSCRIBED before me,
the day and year aforesaid.

By: _____

Attest: _____