

CORPORATE AFFIDAVIT OF TITLE

Commitment No.

STATE OF NEW JERSEY)
COUNTY OF) ss.

Name:

each being sworn according to law, say under oath that:

1. REPRESENTATIONS. The Corporation will sometimes be referred to as the "Corporation", "it" or "its". If only one person signs this affidavit the words "we", "us" and "our" shall mean "I", "me" and "my". The statements contained in this affidavit are true to the best of our knowledge, information and belief.
2. OFFICERS. We are officers of

, a corporation of the State of New Jersey, having a mailing address of

The President of the Corporation is
and resides at

The Secretary is
and resides at

We are fully familiar with the business of the Corporation.
We are citizens of the United States and at least 18 years old.

3. CORPORATE AUTHORITY. This action, and the making of this Affidavit of Title, have been duly authorized by a proper resolution of the Board of Directors of the Corporation. A copy of this resolution bearing the seal of the corporation, is **attached** and made a part of this affidavit. The Corporation is legally authorized to transact business in New Jersey. It has paid all state franchise taxes presently due. Its charter, franchise and corporate powers have never been suspended or revoked. It is not restrained from doing business nor has any legal action been taken for that purpose. It has never changed its name or used any other name.
4. APPROVAL BY SHAREHOLDERS. (CHECK ONLY ONE)
 - () Shareholder approval is not required.
 - () This is a sale of all or substantially all of the assets of the Corporation. The sale is not made in the regular course of the business of the Corporation. A copy of the authorization and approval of the shareholders is attached.

* (continued) *

* (continued) *

5. OWNERSHIP AND POSSESSION. The Corporation is the only owner of property located at _____, NEW JERSEY called "this property". This property is to be SOLD / MORTGAGED by said Corporation to _____

The Corporation has owned this property since _____

and no one has questioned its right to possession or ownership. It has not given anyone else any rights concerning the purchase or lease of this property. It has never owned any property which is next to this property.

6. TENANCIES. The property is subject to the following tenancies:

7. IMPROVEMENTS. No additions, alterations or improvements are now in progress or have been made to this property in the LAST FOUR MONTHS. It has always obtained all necessary permits and Certificates of Occupancy. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefitting this property have been paid in full. The Corporation is not aware that anyone has filed or intends to file a Mechanics' Lien, Notice of Unpaid Balance and Right to File a Lien Claim, Construction Lien or Building Contract relating to this property. No one has been notified that money is due and owing for construction, alteration or repair work on this property.

8. LIENS OR ENCUMBRANCES. It has not allowed any interest (legal rights) to be created which affect its ownership or use of this property. No other persons have legal rights in this property, except the rights of utility companies to use this property along the road or for the purpose of serving this property. The Corporation does not have any pending lawsuits or judgments against it or other legal obligations which may be enforced against this property. It does not owe any disability, unemployment, social security, municipal or alcoholic beverage tax payments. No bankruptcy or insolvency proceedings have been started by or against it, nor has it ever been declared bankrupt. No one has any security interest in any personal property or fixtures on this property.

The corporations attention has been called to the liens/judgments listed in the **attached** search dated through _____

The liens/judgements listed are for debts or obligations of others with name similar to or the same as it. We have **initialed** each page of the search to show that these liens do not affect it.

* (continued) *

* (continued) *

9. EXCEPTIONS AND ADDITIONS. The following is a complete list of exceptions and additions to any of the above statements. This includes all liens or mortgages which are not being paid as a result of this transaction.

10. RELIANCE. The Corporation makes this Affidavit in order to induce the Buyer(s) or the Lender(s) to accept this Deed or Mortgage. It is aware that the Buyer(s), the Lender(s) and the Title Insurance Company will rely on the statements made in this Affidavit and on its truthfulness.

Sign: _____

Print name:

Sign: _____

Print name:

Sworn and signed before me on _____.

Sign: _____

Print/Type Name:

Title:

Comm. Exp. Date: