

AFFIDAVIT OF TITLE

STATE OF NEW JERSEY
COUNTY OF

} ss.

_____, partner of _____, a Partnership, says under oath:

1. **Partners.** I am a partner of _____. The Partnership will be called the "Partnership" and sometimes "it" or "its". The Partnership has offices located at _____. I am fully familiar with the business of the Partnership, a citizen of the United States and at least 18 years old.

2. **Representations.** The statements contained in this affidavit are true to the best of my knowledge, information and belief.

3. **Corporate Authority.** The Partnership is the only owner of property located at _____, New Jersey, called "this property." This property is to be sold by this Partnership to _____

This action, and the making of the Affidavit of Title, have been duly authorized by the Partnership. The Partnership Agreement and all amendments are attached hereto. The Partnership is legally authorized to transact business in New Jersey. It has paid all state franchise taxes presently due. 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. **Ownership and Possession.** It has owned this property since _____. Since then, no one has questioned its right to possession or ownership. The Partnership has sole possession of this property. There are no tenants or other occupants of this property. Except for its agreement with the Buyer, its has not signed any contracts to sell this property. 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.

5. **Improvements.** No additions, alternations or improvements are now in progress or have been made to this property since _____. It has always obtained all necessary permits and certificates of occupancy. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefiting this property have been paid in full. No building, addition, extension of alteration on this property has been made or worked on within the past four months. The Partnership is not aware that anyone has filed or intends to file a mechanic's lien or building contract relating to this property. No one has notified it that money is due and owing for construction or repair work on this property.

6. **Liens or Encumbrances.** It has not allowed any interests (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 Partnership does not have any pending lawsuits or judgments against it or other legal obligations that may be enforced against this property. It does not owe any disability, unemployment, corporate franchise, 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. All liens (legal claims, such as judgments) listed on the attached judgments or lien search are not against the Partnership, but against others with similar names.

7. **Exceptions.** The following is a complete list of exceptions to any of the above statements. This includes all liens or mortgages which are not being paid as a result of this transaction.

8. **Reliance.** The Partnership makes this affidavit in order to induce the Buyer to accept its deed. It is aware that the Buyer will rely on the statements made in this affidavit and on its truthfulness.

Signed and sworn to before me on

By: _____

Notary Public