

Free & Clear Affidavit
Verification of Unencumbered Property

Due to the rising concern with documentation that may or may not become a matter of public record, particular interest has focused on real property transactions that appear to be debt free (i.e., no outstanding deed of trust, mortgage, or similar evidence of an obligation to a third party). In order to substantiate or confirm the fact that the public records accurately reflect the status of unencumbered property the title insurance underwriters now require a verification as to the source of funds to acquire real estate or pay off a loan in those instances when there is no concurrent or new financing instrument of record. We would, therefore, appreciate your completing the following affidavit and returning the same to this office as early as possible in order to avoid any possible delay in closing the referenced transaction.

To: ClearEdge Title, Inc.
Escrow Number: C-SC917177
Property Address: 464 Castlebury Road

Affidavit and Verification of Unencumbered Property

The undersigned Affiant does hereby affirm that to the best of Affiant's knowledge and information, Affiant is not aware of any outstanding deeds of trust, mortgages or monetary obligations to a third party affecting the real property described in the above referenced file and that the said property is free and clear of any financing.

The undersigned Affiant acknowledges that this Affidavit and Indemnity and the representations contained herein are being relied upon by the buyer, new lender and title insurer in the above-referenced escrow. As a result thereof, Affiant agrees to indemnify any third party including but not limited to buyer and title insurer under your above-reference escrow, for any loss, costs or damages, including attorney's fees, accruing to such person or entity as a consequence of any inaccuracies in the above representations.

The undersigned declares under penalty of perjury, that the foregoing is correct.

Date: _____

Connie Rae Leaf

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)
) ss.
County of _____)

On _____ before me,
_____, Notary

Public personally appeared _____

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE _____