AFFIDAVIT OF TITLE

Corporation

STATE OF
SS:
COUNTY OF

The Officer(s) of say(s) under oath:

1. ***Officers:*** We are the officers of , a Corporation of the State of . The Corporation will be called the "Corporation" and sometimes simply "it" or its". 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, at least 18 years old and are fully familiar with the By-Laws of the Corporation.

2. ***Representations.*** These statements are true to the best of our knowledge, information and belief.

3. ***Corporate Authority.*** The Corporation is the only owner of property located at Municipality of , County, State of called "this" property.

   This property is to be sold by the Corporation to .

   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 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.

5. ***Ownership and Possession.*** The Corporation has owned this property since . Since that date no one has questioned its right to possession or ownership. The Corporation is in possession of this property. There are no tenants or other occupants of this property. Except for its agreement with the Buyers it 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.

6. ***Improvements.*** No additions, alterations or improvements are now in progress or have been made to this property since . It has always obtained all necessary certificates of occupancy and permits. All charges for municipal improvements such as sidewalks, curbs, sewers or similar improvements benefiting this property have been paid in full. No building, addition, extension or alteration on this property has been made or worked on within the past four months. The Corporation 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.

7. ***Liens or Encumbrances.*** The Corporation 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 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 municipal, alcoholic beverage, corporate franchise, social security, unemployment or disability 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. All liens (legal claims, such as judgments) listed on the attached judgment or lien search are not against the Corporation, but against others with the same or similar names.

8. ***Exceptions and Additions.*** The following is a complete list of exceptions and additions to the above statements. This includes all liens or mortgages which are not being paid off as a result of this sale.

The Sellers have been advised that recognizances and/or abstracts or recognizances of bail are not being indexed among the records of the County Clerk/Register's office and that the Title Company, Buyer(s) and or Mortgagee will rely on the truthfulness of this statement. The undersigned hereby certifies that there are no recognizances filed against the undersigned as either principal or surety on the property which is the subject of this transaction. There are no unpaid fines or surcharges levied against the Corporation by the Division of Motor Vehicles.

9. ***Reliance.*** The Corporation makes this affidavit in order to induce the Buyer(s) to accept its deed. It is aware that the Buyer(s), their Mortgage Lender and their Title Insurer rely on its truthfulness and the statements made in this affidavit.

WITNESS:

_____ _____

NOTARY PUBLIC

By: _____

- ☐ Secretary
- ☐ Vice President
- ☐ Other