Affidavit Of Title -LLC

STATE OF : **APPLICATION NO.**
COUNTY OF : **SS:**

, says(s) under oath upon affirmation:

1. **Representations.** The statements in this affidavit are true to the best of our knowledge, information and belief.

2. **Name, Age and Residence.** We have never changed our names or used any other names. We are citizens of the United States and at least 18 years old. After today, we will live at:

3. **Ownership and Possession**. The LLC is the only owner of the property located

called "this property".

We now sell this property to

called "the Buyers".

We are in sole possession of this property. There are tenants or other occupants of this property. We have owned this property since . Since then no one has questioned our ownership or right to possession. We have never owned any property, which is next to this property.

This action, and the making of this Affidavit of Title, has been duly authorized by the LLC.

Attached hereto is a true copy of the Certificate of Formation and Operating Agreement for the LLC, both of which have not been amended and are in full force and effect.

4. Improvements. No additions, alterations or improvements are now being made 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 or alteration on this property has been made or worked on within the past four months. The LLC 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 us that money is due and owing for construction, alteration or repair work on this property.

5. 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 LLC 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 us. It has never declared bankruptcy. No one has any security interest in any personal property or fixtures included on this property. All liens (legal claims, such as judgments) listed on the attached judgment or lien search are not against the LLC, but against others with similar names.

6. 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.

7. Reliance. The LLC makes this affidavit in order to induce the Buyer to accept this property as presented. It is aware that the Lender will rely on the statements made in this affidavit and on its truthfulness.

Signed and Affirmed before me on BY_____

_____
Notary Republic