

GUARANTY COMPANY
Lakeside Title & Closing Services
AFFIDAVIT BY OWNER

STATE OF WISCONSIN)
)ss.
COUNTY OF _____)

The undersigned Owner(s), in consideration of selling/encumbering the premises herein and in consideration of _____ issuing its Policy(s) of title insurance insuring an interest in or title to the real estate described herein, and being first duly sworn on oath, deposes, states and warrants as follows:

1. That the affiant is _____ owner of certain premises located at _____ in _____ County, Wisconsin, as described in Commitment No. _____.

2. a). That in the six-month period preceding the date of this affidavit no person other than the Owner has performed work on or supplied materials for the premises for which a construction lien could be filed.

-or-

b). That the persons other than the Owner have performed work on or supplied materials for the premises during the six-month period preceding the date of this affidavit and full written waivers of any construction lien rights all such persons may have had are attached to this affidavit. That all bills or obligations incurred in connection with the performance of said work or supplying of said materials have been paid in full, except _____.

3. That the Owner is a citizen of the United States, is of legal age, has not been divorced since obtaining title to the property, and has never been known by any other name than that uses herein, except _____.

4. That there is no person in actual possession or having a right to possession of the property, or any part thereof, under any tenancy, lease or other agreement written oral, other than the owner, except _____.

5. That as of the date of this affidavit there are no pending proceedings for foreclosure, Federal or State Tax Liens, divorce, probate or any other action or proceedings to which the Owner is a party.

6. That there are no unsatisfied mortgages, security agreements, judgments, tax liens or land contracts, nor any restrictive covenants, easements, right-of-ways, reverters, reversionary rights, mineral rights, trusts or other agreements or adverse rights affecting the property except those specifically set forth in the typed portion of Schedule B of the commitment for title insurance issued by, with respect to this transaction.

7. That no proceeding in bankruptcy or receivership has been instituted by or against the Owner within the last 10 years, and that the Owner has never made an assignment for the benefit of creditors.

8. That there are no unpaid bills, conditional bills of sale, financing statements, chattel security agreements or other liens affecting any fixtures on the property.

9. That there are no unpaid dues or delinquent property taxes or assessments affecting the property including but not limited to those for sidewalks, streets, sewers, water lines, and those which might be due to any homeowners or condominium association or any other entity legally entitled to levy such assessments. In addition, I have received no bills, or other notifications, of any pending or proposed special assessments.

10. That the Owner hereby expressly agrees to indemnify and save harmless from any and all loss arising from any claim which controverts the sworn statements made in this affidavit.

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Owner's Forwarding Address

Subscribed and sworn to before me this _____ day
of _____, _____.

Notary Public, _____ County, State of Wisconsin
My commission is permanent, if not state expiration
date: _____, _____.