

**RIDGE ABSTRACT CORP.**  
**GENERAL AFFIDAVIT (Outside New York City)**

STATE OF NEW YORK     }  
  } ss:  
COUNTY OF                }

TITLE NO.:

DATE:

\_\_\_\_\_ and \_\_\_\_\_,  
being duly sworn, deposes and says:

1. That (I am/we are) (the/a) (owner) (shareholder/member/partner of \_\_\_\_\_  
\_\_\_\_\_), the (grantor/mortgagor/lesser) executing the (deed/mortgage/lease) of  
the property known as \_\_\_\_\_ to  
\_\_\_\_\_.

2. There are presently \_\_\_\_\_ tenants in said premises. Each of said tenants either (a) is in possession under a lease containing a standard subordination clause fully and unconditionally subordinating said lease to all existing and future mortgages, (b) is a statutory tenant, or (c) is a month-to-month tenant. All persons in possession are in possession pursuant to written leases as tenants only. There are no options to purchase or rights of first refusal either pursuant to written leases or by separate agreements.

3. That your deponent(s) (has/have) not been known by any other name(s), married or single during the past ten years except \_\_\_\_\_.

4. That the bankruptcies, judgments, federal tax liens, State and City tax warrants, and other liens, if any, set forth, in the above captioned report of title are not against your deponent(s), but against other(s) having the same or similar name(s), and that your deponent(s) (has/have) never resided or done business, maintained an office, or registered a motor vehicle at any of the addresses listed in connection therewith.

5. That your deponent (is/are) the same person(s) who acquired title to the premises herein by deed recorded in the \_\_\_\_\_ County Clerk's office on \_\_\_\_\_ in (Liber) (Reel) \_\_\_\_\_ and at page \_\_\_\_\_, or as Control Number \_\_\_\_\_.

6. That there has been no change in membership of the (partnership/limited liability company) known as \_\_\_\_\_ since its organization, nor has there been any changes in its (partnership agreement/operating agreement). That the person(s) executing the closing instruments have the authority to bind the (corporation/partnership/limited liability company).

7. That the charter of said corporation is in full force and effect and no proceeding is pending for its dissolution or annulment. Any unpaid New York State Franchise Tax will be paid.

8. Real estate taxes, water charges, sewer rents and any other assessments, if any, shown in the tax search as “subject to collection” have been paid.

9. That during (my/our) ownership, there have been no lawsuits, administrative hearings or court proceedings involving the property in which the boundaries of the property have been in issue.

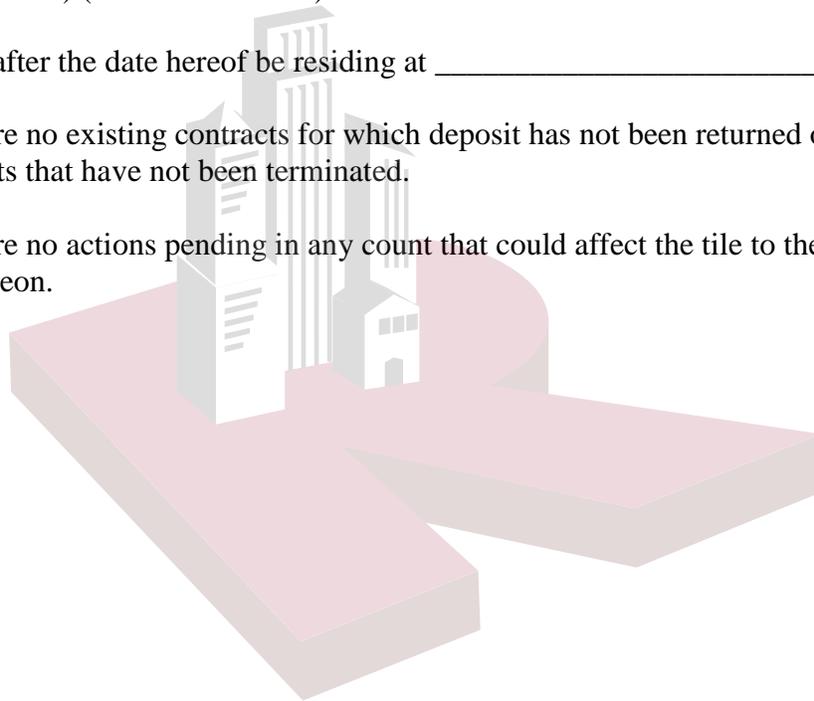
10. That during (my/our) ownership of the property, no person has at any time claimed and rights to use any portion of the property for any purpose.

11. (I am not/neither of use are) a party in any matrimonial action brought to obtain a separation, a divorce, an annulment, a declaration of the validity, nullity, or dissolution of my marriage, or for the purpose of obtaining maintenance or a distribution of marital property/ (Strike if the closing instruments are not by a natural person or if they are being executed by a natural person and his or her spouse) (DRL Section 236)

12. (I/We) will after the date hereof be residing at \_\_\_\_\_.

13. That there are no existing contracts for which deposit has not been returned or are there existing contracts that have not been terminated.

14. That there are no actions pending in any court that could affect the title to the premises or cause a lien thereon.



That (I/We) make this affidavit to induce **Ridge Abstract Corp. [Agent]** and \_\_\_\_\_ **[Underwriter]** to insure title free and clear of the aforesaid, knowing that it will rely on the truth of the statements herein made.

\_\_\_\_\_  
\_\_\_\_\_

Sworn to before me this \_\_\_\_\_

Day of \_\_\_\_\_, 201\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
[Enter name of Entity] agrees to indemnify and hold harmless **Ridge Abstract Corp [Agent]** and \_\_\_\_\_ **[Underwriter]** which is insuring title under its Title No. \_\_\_\_\_ in reliance on the representations contained in the above affidavit.

\_\_\_\_\_  
[Name of Entity]

By: \_\_\_\_\_ [Name]

Its: \_\_\_\_\_ [Title]

Dated: \_\_\_\_\_

(Note: A Supplemental Affidavit is required for issuance of an EAGLE Owner's Policy).