

CLASS ABSTRACT SERVICES, INC.

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TELECOPIER
(516) 294-4600

AFFIDAVIT and INDEMNITY

STATE OF NEW YORK)

: ss.

COUNTY OF)

_____, being duly sworn, deposes and says:

That I am the owner of the premises located at _____, NY, which is being purchased by _____ who is making a mortgage in connection with this purchase. That said purchase and mortgage are being insured by Class Abstract Services through _____ Title Insurance Co. under their number CLC _____.

That the title report prepared by Class Abstract Services in connection therewith discloses that a mortgage dated _____, recorded _____ in Liber/Reel _____ at page _____ in the face amount of \$ _____, made by _____ to _____, is still open of record.

That your deponent verily believes that said mortgage was previously paid in full, but has no actual knowledge of any facts or circumstances relating thereto. That your deponent affirmatively states that no demand for payment of any principal and/or interest in connection with said mortgage has been made, or received, within the last 12 years and that your deponent has never received any notice of any foreclosure proceedings and has no knowledge of any balance being due on said mortgage.

That your deponent makes the foregoing statements and representations under penalty perjury and with the knowledge that Class Abstract Services, Inc. and their title underwriter will rely upon the truthfulness and accuracy of them in issuing a owner's and lender's title insurance policy without requiring an escrow deposit and/or Bar Claim action to omit said mortgage as an objection to title. Further, your deponent agrees to indemnify Class Abstract and Chicago Title Insurance Company and hold them harmless against any loss or claim arising from this mortgage remaining open of record.

Dated: _____

Sworn to before me this _____ day of _____, 20__.

NOTARY PUBLIC