

AFFIDAVIT OF FACTS AFFECTING TITLE TO REAL PROPERTY
(Connecticut Standards of Title, Standard 18.7 subsection A)

State of Connecticut)
) ss. _____, _____, 20____
County of _____)

Subject Property: _____

Record Owners of Subject Property: _____

I, _____ (the "Affiant") being duly sworn, depose and say:

1. This Affidavit is made with respect to real property known as and situated at _____ which is more particularly described in Schedule A attached hereto and made a part hereof (the "Property").

2. As of the date of this Affidavit, the record owner(s) of the Property is/are _____.

3. As of the date hereof, the Property is subject to an unreleased mortgage of record recorded at least five years ago, to wit: from _____ (the "Mortgagor") to _____ the "Mortgagee") dated _____ and recorded in Volume _____, Page _____ of the _____ Land Records (the "Mortgage").

3. The last record holder of the Mortgage is _____ by virtue of assignment of the Mortgage dated _____ and recorded in Volume _____, Page _____ of said land records.

4. The Affiant is the Mortgagor or is one of the mortgagors named in the Mortgage.

OR

4. The Mortgagor is deceased and the Affiant has been duly appointed executor of the will/administrator of the estate of the Mortgagor _____ by the Court of Probate for the Probate District of _____, and makes this Affidavit in such capacity.

OR

4. The Affiant makes this Affidavit as the duly appointed and qualified (conservator/attorney-in-fact) of the Mortgagor _____ with present authority to so act in behalf of said Mortgagor.

5. Except to the extent may be hereinafter set forth, this Affidavit is made on the basis of facts that are personally known to the Affiant.

6. The Affiant has made diligent efforts to determine the present existence and whereabouts of the Mortgagee or the last record owner of the Mortgage, without success.

7. The debt secured by the Mortgage has been paid in full, as evidenced by the following: *(See Standard 18.7A.4. Reference must be made to the supporting documentary evidence that the Mortgage has been paid, and copies of such documentary evidence should be identified in the Affidavit and must be attached to the Affidavit.)*

8. Subsequent to the date of full payment of the debt described in the Mortgage, no claim or demand for payment of the Mortgage debt has been made by the Mortgagee or anyone claiming under the Mortgagee against the Affiant.

OR (if the Affiant is the personal representative of the Mortgagor)

8. To the Affiant's best knowledge and belief, subsequent to the date of full payment of the debt described in the Mortgage no claim or demand for payment of the mortgage debt has been made by the Mortgagee or anyone claiming under the Mortgagee against the Mortgagor, and no such demand has been made against the Affiant.

Subscribed and sworn to, before me, this ____ day of _____, 20__, by
_____.

Notary Public
My commission expires:
Commissioner of the Superior Court

SCHEDULE A