

ESTOPPEL AFFIDAVIT

STATE OF <.....> }
 } ss
County of <.....> }

<.....> of legal age, being first duly sworn, depose and say:

THAT they are the identical parties who made, executed and delivered that certain deed to <.....>, dated <.....>, and recorded as Instrument No. <.....>, on <.....>, in Book <.....>, Page <.....>, of Official Records in the office of the County Recorder of <.....> County, State of <.....>, conveying the property described therein;

THAT said deed was intended to be and is an absolute conveyance of the title to said property to the grantees named therein, and was not and is not now intended as a mortgage, trust conveyance or security of any kind;

THAT it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey, to the grantees therein, all their right, title and interest absolutely in and to said property and that possession of said property has been surrendered to the grantees;

THAT in the execution and delivery of said deed affiants were not acting under misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

THAT the consideration for said deed was and is payment to the affiants of the sum of \$<.....> by grantees, and full cancellation of all debts, obligations, costs and charges secured by that certain deed of trust heretofore existing on said property, dated <.....>, executed by <.....>, Trustor, to <.....>, Trustee, for <.....>, Beneficiary, and recorded as Instrument No. <.....>, on <.....>, in Book <.....>, Page <.....>, of Official Records in the office of the County Recorder of <.....> County, State of <.....>, and the reconveyance of said property under said deed of trust;

THAT at the time of making said deed affiants believed and now believe that the aforesaid consideration therefor represented the fair value of said property;

THAT this affidavit is made for the protection and benefit of the grantees in said deed, their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in said property and particularly for the benefit of Old Republic National Title Insurance Company which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property;

THAT affiant(s) will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted to the truth of the particular facts set forth above.

Dated: _____
 <.....>

 <.....>

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____
County of _____

Subscribed and sworn to (or affirmed) before me on this ____ day of _____, _____, by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

Name _____
(Typed or Printed)

(This area for official notarial seal)