

## SELLER AFFIDAVIT

PREMISES: \_\_\_\_\_

PARCEL No. \_\_\_\_\_

DATED: \_\_\_\_\_

On the above date before, a Notary Public for the Commonwealth of Pennsylvania appeared \_\_\_\_\_ and \_\_\_\_\_, who individually and collectively intending to be legally bound depose and say that to the best of their knowledge, information and belief, the following answers and statements are true:

1. That the grantor herein is the owner of the premises being conveyed hereunder and the same person as the grantee in Tioga County Book \_\_\_\_\_ at Page \_\_\_\_\_.
2. There are no encumbrances, easements, judgments, bankruptcies, or pending suits adversely affecting the owners and/or the said premises which are known to the undersigned which are not being properly provided for in this transaction.
3. There are no unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and/or encroachments affecting the premises.
4. That there have been no repairs, additions or improvements made, ordered or contracted to be made on or to the premises and there are no appliances or fixtures attached to said premises which have not been paid in full; and there are no outstanding or, disputed claims from, any such work or item.
5. That there has been no work done, or notice received that work is to be done, by the municipality (city, borough, or township), or at its direction, in connection with the installment of sewer or water or for improvements such as paving or re-paving of streets or alleys, or the installation of curbs or sidewalks.
6. That no notice has been served by any governmental authority for the removal or abatement of any nuisance, for the violation of any zoning regulations or regarding the condemnation of any portion of said premises.
7. That there has been no violation of any restrictions affecting the premises.
8. That all taxes assessed against the said premises as of the date of this settlement are fully paid.
9. That grantors are in actual possession of the entire premises.

10. There are no leases of oil, gas or mineral rights or rights to use or possession of any interest in the premises other than those disclosed in the title report. There are no agreements affecting the premises or any part thereof outstanding other than those disclosed in the title report.
11. Taxes assessed as of the date of this settlement have been fully paid.
12. That the present transaction is not made for the purpose of hindering, delaying or defrauding any creditors of said owners and does not come within the provisions of the Bankruptcy or Insolvency Acts (or any amendments thereof).
13. That all taxes, water, and sewer rents assessed against the above premises are fully paid to the date hereof
14. The grantors have not dumped or disposed of, that there is not now being dumped or disposed of, nor do grantors have any actual knowledge that there has ever been dumped or disposed of, any hazardous waste on the subject premises.
15. That this property is not under a contract by virtue of Act 319 of 1974, as amended by Act 15 of 1980, which Act pertains to the assessment of farm land and forest land and is known as the Pennsylvania Farmland and Forest Land Assessment Act of 1974 (Clean and amen) as amended, unless such has been previously disclosed to the Buyer.
16. That as to each grantor who is a natural person: (a) either such person is unmarried or such person's spouse has expressly joined in the present conveyance or such person's spouse has expressly waived in writing any potential marital property rights in the premises; (b) no award of an interest in the premises has been made by any court to a spouse or a former spouse; (c) there are no current divorce proceedings pending in which the sale of property represents equitable distribution.

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Sworn to and subscribed before  
me the day and year aforesaid.

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Notary Public