

GAP AFFIDAVIT AND INDEMNITY AGREEMENT

State of Wisconsin )
)ss
County )

The undersigned, whether one or more, being on oath duly sworn, depose and say:

That they are owners of the real estate described in Lawyers Title Insurance Corporation/First American Title Insurance Company Commitment Number \_\_\_\_\_, commonly known as \_\_\_\_\_.

That the proposed insured (owner/lender) \_\_\_\_\_ requires that said Title Insurance Company delete from its above-numbered commitment the following exception:

"Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment."

That there is no person who has any interest of any manner in said property other than affiants and there are no facts known to them which could give rise to a claim asserted against said property.

That they have not nor do they intend to file any petition in bankruptcy or for reorganization or to make any voluntary assignment for the benefit of creditors.

That there is no agreement, contract, commitment or option for the sale, lease or mortgage of the property nor any such agreement, contract or option which could affect the title to said property except the contract with the proposed insured named above, or the proposed buyer(s) (if none so state) \_\_\_\_\_.

That they are not subject to any delinquency for United States or State of Wisconsin income, sale, gift, estate, inheritance or use taxes nor are there any liens or assessments which are due or about to become due which have attached or could attach to the title to said real estate except those disclosed in the above-numbered commitment.

That there are no actions or proceedings now pending in any state or federal court to which affiants are a party except (if none so state) \_\_\_\_\_.

That they make this affidavit knowing that Lawyers Title Insurance Corporation/First American Title Insurance Company will rely upon it for the purpose of guaranteeing against any adverse matters accruing since the effective date of the above-numbered commitment.

That they agree to indemnify Lawyers Title Insurance Corporation/First American Title Company for all loss, damages, costs and fees it may incur in defending any insured against the enforcement or attempted enforcement of any adverse matter created or first appearing in the public records, or attaching subsequent to the effective date of the above-numbered commitment but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage covered by this commitment.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_ (seal)

\_\_\_\_\_ (seal)

State of Wisconsin )
)ss
County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same and deposed that the same is true.

Notary Public, \_\_\_\_\_ County, WI
My commission expires \_\_\_\_\_