

ESTOPPEL AFFIDAVIT



STATE OF CALIFORNIA,

ss

COUNTY OF _____

_____ being first duly sworn, each for himself and herself, deposes and says:

That they are the identical parties who made, executed, and delivered that certain deed to

_____, dated the _____ day of _____, _____, conveying the following described property, to-wit:

That affiants now are, and at all times herein mentioned were, _____

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee 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 grantee therein all their right, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee;

That the execution and delivery of said deed affiants were not acting under any 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 affiants of the sum of \$ _____ by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by that certain deed of trust heretofore existing on said property executed by

_____, Trustor,

to _____ as Trustee,

for _____, Beneficiary,

dated the _____ day of _____, _____, and recorded in Book _____ of Official Records, page _____, Instrument No. _____ records of San Bernardino County,

State of California, 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 therefore represents the fair value of the property so deeded;



This affidavit is made for the protection and benefit of the grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of _____, 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 affiants, and each of them, 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 hereinabove set forth.

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 California, County of _____

SUBSCRIBED AND SWORN TO BEFORE ME

on this _____ day of _____, _____, by

Personally proved to me on the basis of satisfactory evidence to be the person (s) who appeared before me.

FOR NOTARY SEAL OR STAMP