

AFFIDAVIT AND ACKNOWLEDGEMENT OF DEBT AND CONDITIONAL RELEASE OF LIABILITY

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ who being first duly sworn, depose and say that:

1. According to an agreement dated _____ (hereinafter "Agreement"), Affiants (hereinafter "Seller") have voluntarily agreed to sell property located at _____ to _____ (hereinafter "Buyer").
2. According to Agreement, Seller has agreed to pay to Buyer a sum equal to \$_____ according to a properly executed Promissory Note (hereinafter "Note") of even date with this document.
3. Seller understands that Seller must comply with every particular of Note.
4. In the event that Seller fails to comply with any single term of the Note, whether or not said term is cured, Seller shall thenceforth forevermore grant to Buyer (and to Buyer's heirs, executors, administrators and assigns) a permanent and complete release from all liability, claims, causes of action or losses with regard to any and all agreements between the parties from the beginning of time to this date, including but not limited to the following covenants:

<< NAME AND DATE OF ALL DOCUMENTS YOU HAVE SIGNED WITH SELLER >>

5. Buyer's continued compliance with the Agreement subsequent to Seller's breach of the Note shall not be deemed as waiver of the release offered herein.
6. Affiants/Seller expressly agree that this instrument may be treated as a defense to any action or proceeding that may be brought, instituted, or taken by Affiants/Seller or in their behalf, and shall for ever be a complete bar to the commencement or prosecution of any action or proceeding whatever against the Buyer and/or assigns, any future purchasers, mortgagees, title insurance companies, any heir, legal representative, assignee or any other person, entity or firm claiming by or through them.

FURTHER AFFIANTS SAYETH NOT.

_____(Seal)
Affiant

_____(Seal)
Affiant

Sworn to and described before me this _____ day of _____, 20_____.

Witness

Notary Public

(Seal)