

PROJECT NO. SOUTH PEACHTREE CREEK BRIARCLIFF HEIGHTS CONNECTOR
PARCEL NO. 18 157 02 005

PROPERTY OWNER'S AFFIDAVIT

GEORGIA, DEKALB COUNTY

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in said State and County, **DEKALB BOARD OF EDUCATION**, who after being duly sworn, deposes and says upon oath:

That affiant is DEKALB BOARD OF EDUCATION of 1701 Mountain Industrial Blvd, Stone Mountain, Ga. 30083 the owner in fee simple of the improvements shown on Attachments "A&B" hereto.

Further, that the improvements situated on said real estate are within the limits of said described property and that there has been no violation of any restrictions that may have been imposed on said lands nor has any interest in same been sold or conveyed or any change made in the improvements thereon since said lands were inspected as aforesaid.

Further, that the owner or owners named above is in indisputable possession of said described lands and knows of no one claiming under any unrecorded bond for title of any nature of claiming any interest in said lands whatsoever; except as may be set out below.

Further, that there are no leases, either recorded of record, unrecorded, or otherwise, currently in effect or terminated in contemplation of the acquisition or purchase by DeKalb County of the real estate shown on Attachment "A&B" hereto, except as may be set out below.

Further, that there are no suits, judgements, bankruptcies or executions pending against the owner or owners named above in any court relating to the subject property or which could in any way affect the title to said lands or constitute a lien thereon, and that the owner or owners named above is not surety on the bond of any county or county official or any other bond that through default of the principal therein a lien would be created superior to the deed mentioned above, nor are there any loan deeds, trust deeds, mortgages, or liens of any nature whatsoever unsatisfied against said lands except as set out below;

Further, that there are no unpaid bills of any nature either for labor or materials or for architects', surveyors', or other services rendered or used on the improvement of said real estate, except as set out below, which constitute or might constitute any lien upon said real estate.

The owner or owners named above for its part acknowledges that this Affidavit is made and given to **DeKalb County** in connection with and for purposes of inducing **DeKalb County** in its acquisition or purchase of the real estate shown on Attachments "A & B" thereto and, further, agrees to indemnify and hold harmless **DeKalb County** from any and all claims for compensation or benefits made by any party or individual claiming through or under any interest in the property or business now or formerly situated or operating on said property, against **DeKalb County** other than as may be set forth herein below.

DeKalb Board of Education

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

NAME: _____ (S.E.A.L.)
TITLE: _____

Notary Public

NAME: _____ (S.E.A.L.)
TITLE: _____

Exceptions: