

RATTIKIN TITLE

AFFIDAVIT AS TO DEBTS AND LIENS

DATE: DATED AS OF THE JURAT, OR WHEN MORE THAN ONE, THE FIRST COMPLETED JURAT.

RE: PROPERTY (HEREINAFTER CALLED "subject property") fully described in said file:

Lots 1 and 2, Block J-A, ROSEDALE ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Cabinet A, Slide 7318, Deed Records of Tarrant County, Texas.

AFFIANT is/AFFIANTS are:

- ☐ SELLER(S) of the subject property
- ☐ OWNER(S)/BORROWER(S) of a loan secured by subject property
- ☒ duly authorized Officer/Partner/Joint Venturer of Tarrant County Hospital District d/b/a JPS Health Network, a political subdivision of the state of Texas pursuant to Chapter 281 of the Texas Health and Safety Code, which is the:
 - ☒ SELLER of the subject property
 - ☐ OWNER/BORROWER of a loan secured by subject property;

and each AFFIANT appearing before the respective undersigned authority on the date set forth in the respective Jurat, on oath deposes and says:

RATTIKIN TITLE COMPANY, Agent for CHICAGO TITLE INSURANCE COMPANY, has been requested to handle the closing of the transaction upon subject property and the issuance of one or more title policies. Each AFFIANT is giving this Affidavit with the understanding that RATTIKIN TITLE COMPANY, Agent for CHICAGO TITLE INSURANCE COMPANY, could not and would not issue any title insurance contracts on said property unless each AFFIANT swears to the accuracy of the statements made herein, as follows: IF THE STATEMENTS ARE UNTRUE, PLEASE MARK AN "X" IN THE PARENTHESIS, AND EXPLAIN UNDER NO. 15 ().

1. Affiant certifies that the sale of the above-described property is truly a "sale," and that there is no agreement or understanding whatsoever that said property will be re-transferred to Seller(s) at any future date. Affiant further certifies that said "sale" could not in any way be construed as a "loan of money."
2. The owner(s) of the subject property owe(s) no past due Federal or State taxes, no delinquent Federal assessments presently exist against owner(s), and no Federal or State liens have been filed against owner(s), EXCEPT THOSE UNDER NO. 15 ().
3. No delinquent State, County, City, School District, Water District or other governmental agency taxes are due or owing against subject property, and no tax suit has been filed by any State, County, Municipal, Water District or other governmental agency for taxes levied against subject property. EXCEPT THOSE UNDER NO. 15 ().

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4. All labor and material used in the construction of improvements or repairs, if any, on the subject property have been paid for; there are now no unpaid labor or material claims against the improvements or repairs, if any, or the property upon which same are situated; and AFFIANT hereby declares that all sums of money due for the erection of improvements or repairs, if any, have been fully paid and satisfied; and there are no Mechanic's or Materialman's liens against the subject property, unless and except as shown under No. 8 and the lienholder named in No. 12 below.
5. No notices, assessments, or liens of any kind by any city, county, state or federal entity have been filed or come to the attention of AFFIANT, and owner(s) owe(s) no charges for any such, EXCEPT THOSE UNDER NO. 15 ().
6. No homeowners or maintenance association dues, fees, or assessments are due and owing relating to the subject property, EXCEPT THOSE UNDER NO. 15 ().
7. No judgment liens are filed against owner(s), EXCEPT THOSE UNDER NO. 15 ().
8. No suits are pending against owner(s) in Federal or State court, EXCEPT THOSE UNDER NO. 15 ().
9. AFFIANT knows of no adverse claim to the subject property, and so far as AFFIANT knows there are no encroachments or boundary conflicts, EXCEPT THOSE UNDER NO. 15 ().
10. No outstanding home improvement loans are recorded, or unrecorded, EXCEPT THE FOLLOWING:

11. AFFIANT (or when on behalf of owner, such owner or any legal representative) has not heretofore sold, contracted to sell or conveyed any part of said property other than in connection with the sale and/or loan handled in the above numbered file.
12. No unpaid debts exist for electric or plumbing fixtures, water heaters, floor furnaces, air conditioners, radio or television antennae, carpeting, rugs, lawn sprinkling systems, venetian blinds, window shades, draperies, electric appliances, fences, street paving or any personal property or fixtures that are located on the subject property, and no such systems have been purchased on time payment contracts, and no security interests on such property are secured by financing statements, security agreement or otherwise, EXCEPT THE FOLLOWING:

SECURED PARTY	APPROXIMATE AMOUNT
_____	\$ _____
_____	\$ _____

(USE NO. 15 FOR FURTHER EXPLANATION IF NECESSARY)

13. No loans of any kind exist on subject property, EXCEPT THE FOLLOWING:

CREDITOR	APPROXIMATE AMOUNT
NONE	NONE

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14. There are no parties occupying, renting, leasing, residing or possessing the Property or any portion thereof, nor is Affiant aware of any parties claiming title to the subject Property or any portion thereof by reason of adverse possession, except the following who do not have an option to purchase or right of first refusal as to the Property (if none, insert 'None' below; otherwise insert 'See Rent Roll attached' below and attach rent roll):

None

15. EXCEPTIONS AND EXPLANATIONS:

16. AFFIANT UNDERSTANDS THAT THE PAYOFF AMOUNT(S) ON LOANS AND LIENS LISTED ABOVE ARE IN ACCORDANCE WITH STATEMENTS GIVEN BY THE SECURED PARTY, AND SHOULD THE SECURED PARTY REQUIRE ANY ADDITIONAL AMOUNT IN ORDER TO RELEASE SAID LOANS, AFFIANT (AND OWNER/BORROWER, IF OWNER/BORROWER IS AN ENTITY) AGREES TO PAY THAT ADDITIONAL AMOUNT AND HOLD ESCROW AGENT AND ITS UNDERWRITER HARMLESS FROM SUCH ADDITIONAL AMOUNT AND ANY OTHER LIEN NOT SPECIFICALLY REFERENCED ABOVE.

Tarrant County Hospital District d/b/a JPS Health Network

By: _____
Karen Duncan, CEO

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was sworn to, subscribed and acknowledged on _____ of _____, 2022 by _____, as _____, of TARRANT COUNTY HOSPITAL DISTRICT d/b/a/ JPS Healthcare Network, a political subdivision of the state of Texas pursuant to Chapter 281 of the Texas Healthcare and Safety Cod, on behalf of political subdivision of the state of Texas.

Notary Public, State of Texas

My commission expires:

(SEAL)