

AFFIDAVIT

I, _____, of _____,
in the County of _____, and State of _____,
on oath, depose and say, based upon my own personal knowledge:

1. That I reside at _____.
2. That I am a legal resident of the State of _____
and am of sound mental capacity as of this date.
3. That it is my understanding that the Town of Richmond, Maine is offering by invitation for sealed bids, a parcel of land and buildings for which I have submitted a bid, and that I have been deemed the high bidder; said property referenced as Map R-05 Lot 023 of the Town of Richmond, Maine, located at 640 Alexander Reed Road in said Richmond (the "Property").
4. That I understand that the acceptance of a Municipal Release Deed does not warranty or guarantee ownership of the Property by the Town of Richmond, rather the Town of Richmond is only transferring the rights in the Property that it may have received by virtue of the automatic foreclosure of the previous property tax lien referenced in said Municipal Release Deed.
5. That I understand that I am purchasing the Town's interest in the Property as is, where is, with all faults, with tenant included and that the Town of Richmond makes no representations or warranties with regard to the environmental condition of the Property or its suitability for any uses, and that I have conducted my own due diligence with regard to the Property to my satisfaction.
6. That I understand that the Property was previously adjudged to be an illegal junkyard by a court, which imposed a remediation plan for the Property, and that I am responsible for completing any outstanding items on the plan within one (1) year of the date of the Municipal Release Deed.
7. That I will be responsible for paying to the Town of Richmond, Maine the bid amount submitted by me along with all legal costs and any other fees associated with acquiring said Property.

8. That it will be my responsibility as the prospective high bidder to ascertain the legal authority and ownership of the Property and that I waive any litigation rights that I might wish to be brought against the Town of Richmond, Maine, its officers or officials.

Witness my hand and seal: _____(subscriber)

State of Maine
Sagadahoc, ss.

Subscribed and sworn to before me by said _____, the
date and year first above written.

Printed Name: _____
My Commission Expires: _____

SAMPLE