

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: July 15, 2022

GF No. _____

Name of Affiant(s): Sharon Ruth

Address of Affiant: 146 Tamana, Tiki Island, TX 77554

Description of Property: Residential Dwelling

County Galveston, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since June 26, 1995 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): _____

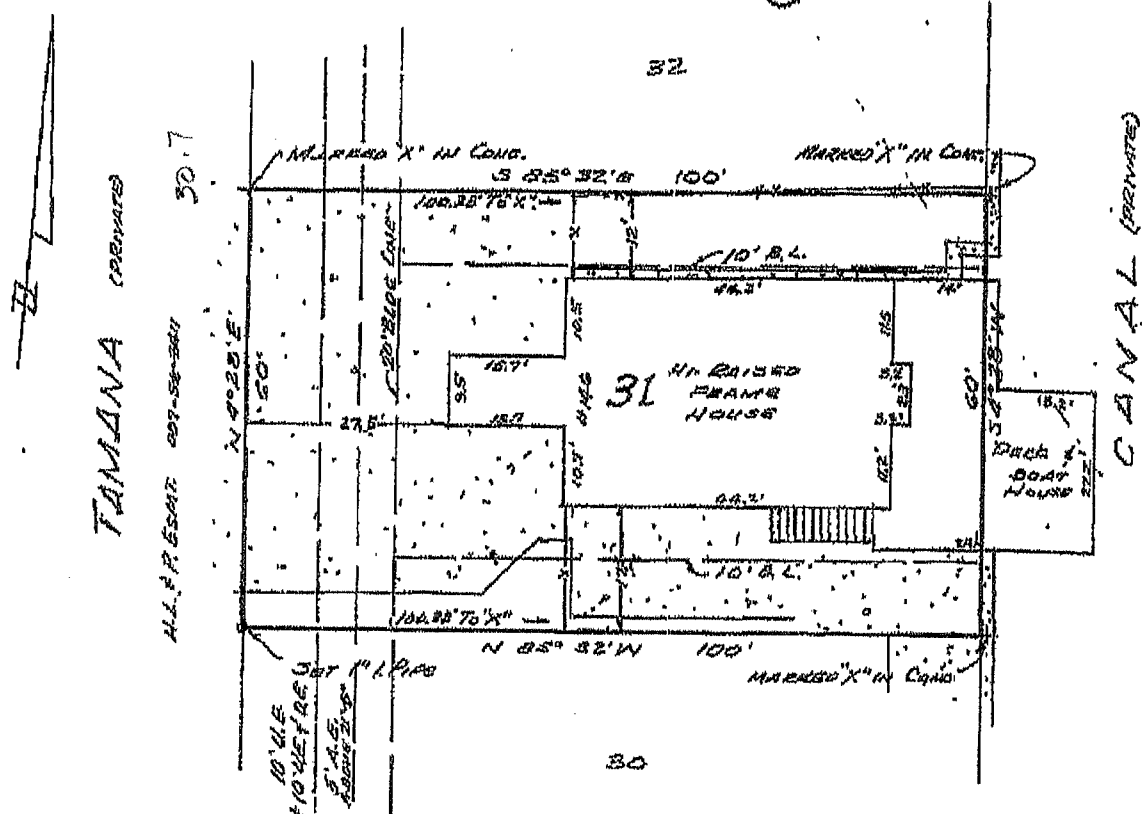
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Sharon Ruth
Sharon Ruth



SWORN AND SUBSCRIBED this 8 day of August, 2022
Cynthia Leigh Chason
Notary Public



146 TAMANA, VILLAGE OF TIKI ISLAND, GALVESTON, TEXAS 77554

June 26, 1995

Scale: 1" = 20'

Survey of Lot Thirty-One (31) of TIKI ISLAND, SECTION THREE (3), a subdivision located in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 96, of the Map Records in the office of the County Clerk of Galveston County, Texas.

I hereby certify that on the above date, I surveyed the above described property together with improvements located thereon and that the above map together with dimensions as shown is true and correct as of the above date. There are no overages nor shortages in the above tract. There are no encroachments other than shown.

HALL & JOHNSON, SURVEYORS
Andrew Johnson, Jr.
 Andrew Johnson, Jr.
 Registered Professional Land Surveyor No. 1530
 P. O. Box 877
 GALVESTON, Texas 77553
 Ph. 409 740 1517 Fax 740 0377



NOTE: The above property does lie within the 100 year flood plain as established by the U. S. Dept. of Housing and Urban Development.

Borrower: Michael J. Arscott and wife Helen R. Arscott

GF#93206895 Stewart Title Co.

Michael J. Arscott