**AFFIDAVIT OF FACT**

**REGARDING A WILL PROBATED AS A MUNIMENT OF TITLE**

Date: [DATE]

Decedent/Grantor: [DECEDENT]

Devisee/Grantee: [CLIENT OR DEVISEE]

Property: [Legal description(s)]

**STATE OF TEXAS §**

 **§**

**COUNTY OF [COUNTY] §**

Before me, the undersigned authority, on this date personally appeared [CLIENT OR DEVISEE], who first being duly sworn upon oath states as follows:

1. My name is [CLIENT OR DEVISEE]. I am over the age of eighteen (18) years, am in all ways competent and qualified to make this Affidavit and have personal knowledge of all of the facts contained herein, which are true and correct.

2. [DECEDENT] died on [DATE OF DEATH], leaving a Last Will which was admitted to Probate on [DATE OF PROBATE] as a muniment of title by that certain Order Admitting Will to Probate as a Muniment of Title in Cause number [CASE #], styled Estate of [DECEDENT], in Probate Court \_\_\_\_, Bexar County, Texas. A Certified Copy of said Order and Last Will are attached.

3. Included among the assets of the [DECEDENT] subject to Decedent’s Last Will is each of the Properties referenced above.

4. I am the same [CLIENT OR DEVISEE] named in [SECTION] of the Last Will of [Decedent].

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[CLIENT OR DEVISEE]

Sworn to and subscribed before me on this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_, by [CLIENT OR DEVISEE].

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public, State of Texas