

# Trust Certification

Commitment/File No. \_\_\_\_\_

**The undersigned ("Trustee") is/are the trustee(s) of the trust that proposes to enter into a transaction to convey or to mortgage real estate. The undersigned acknowledge(s) that the purchaser, lender and other parties entering into or participating in the transaction will rely on Trustee's representations in this Certification of Trust as authorized by Sec. 701.1013, Wis. Stats.**

The Trustee, being first duly sworn, depose(s) and states as follows:

1. Date. That the trust exists and the trust instrument was executed on \_\_\_\_\_ (date) and the trust has not been revoked, amended or modified in any manner that would cause the representations contained in this Certification to be incorrect.
2. Settlor. That \_\_\_\_\_ is/are the Settlor(s), the person(s) who created or contributed property to the Trust.
3. Current Trustee. That the names and addresses of the current Trustee(s) are:  
\_\_\_\_\_.
4. Powers of Trustee. The powers of the Trustee(s) include the power to enter into the transaction with the parties by execution and delivery of a deed and/or mortgage.
5. Revocability. That the Trust is \_\_\_\_\_ revocable \_\_\_\_\_ irrevocable (select one). If the Trust is revocable, \_\_\_\_\_ holds the power to revoke the Trust, but that she/he/they has/have not revoked the Trust.
6. Authority to Sign. That the following Trustee(s) have the authority to execute the documents in order to exercise the powers of the Trust: (select only one)
  - a. There is only one current acting Trustee. \_\_\_\_\_ (initial)
  - b. There is more than one current acting Trustee and the Trust provides that \_\_\_\_\_ (identify the Trustees) must sign in order to exercise the powers of the Trust. \_\_\_\_\_ (initial)
  - c. The undersigned are all of the current acting Trustees of the Trust and the Trust provides that all Trustees are required to sign in order to exercise powers under the Trust. \_\_\_\_\_ (initial)
7. Indemnification. This Certification is made to induce Title Insurance Company to issue its Policy and Future Policies, and the undersigned acknowledges that Title Insurance Company intends to rely on the Certification. I agree to indemnify Title Insurance Company and hold Title Insurance Company harmless from and against any loss or damage caused by misrepresentations, inaccuracies and/or omissions in this Certification, plus any costs, expenses, damages or liability, including attorneys' fees, arising from the enforcement of this indemnification.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (year).

**Trustee**

\_\_\_\_\_

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (year).

Notary Public, \_\_\_\_\_ County, Wisconsin. My commission (expires) (is permanent):