

**CERTIFICATE OF RELEASE AND
AFFIDAVIT OF SETTLEMENT AGENT**

COMMONWEALTH OF VIRGINIA VA. CODE §§ 55.1-3100 to 55.1-3104

VIRGINIA: The Circuit Court of the [] City [] County of
is the location of the following record referenced by this certificate.

The undersigned hereby certifies and affirms that, in accordance with the provisions of § 55.1-3101 of the Code of Virginia of 1950, as amended and in force on the date hereof, (a) the undersigned is a settlement agent as defined in subsection A of § 55.1-3100 of the Code or a duly authorized officer, director, member, partner, or employee of such settlement agent; (b) the settlement agent, after exercising due diligence to locate the creditor, has sent to the lien creditor in the manner specified in subsection B of § 55.1-3101 of the Code the notice of intent to release the property from the lien of the below referenced judgment lien and possesses evidence of receipt of such notice by the lien creditor or evidence of failed attempts; (c) the settlement agent has not received a payoff amount from the lien creditor shown on the recorded abstract of judgment or any assignee or representative thereof or any objection to the release of the property from the lien of the judgment lien; and (d) the lien of the judgment lien is hereby released as to the subject property. A copy of the notice of intent to release and the owner's affidavit in accordance with § 55.1-3101 of the Code are attached hereto pursuant to § 55.1-3102 of the Code.

Name of Judgment Debtor(s)

Name of Judgment Lien Creditor(s).....

Name of Settlement Agent and RESA Registration No.....

Recordation Information for Recorded Judgment Lien:

DATE JUDGMENT DOCKETED JUDGMENT LIEN BOOK BOOK PAGE INSTRUMENT NO.

.....
PARCEL IDENTIFICATION NUMBER/TAX MAP NUMBER OF PROPERTY SUBJECT TO RELEASE

.....
DATE

.....
AUTHORIZED SIGNER & TITLE

[] City [] County of State/Commonwealth of

Subscribed, sworn to and acknowledged before me this day of, 20

by

NAME

TITLE

.....
PRINTED NAME OF NOTARY PUBLIC

.....
SIGNATURE OF NOTARY PUBLIC

(My commission expires)
Registration No.

This instrument was admitted to record on at
DATE TIME

....., Clerk by Deputy Clerk