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Rec Amt $14.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EHJ

Prepared by and return to Tristan Frank, PO Box 12131, Des Moines, IA 50312 PH: 515-280-5002

120 DAY AFFIDAVIT

STATE OF IOWA)
) SS
COUNTY OF Polk)

I, Tristan Frank, Partner of TF 19-CCSB, being first duly sworn, on oath depose and say that on the 12/10/2010, the county treasurer issued a tax deed to TF 19-CCSB, for the following described parcel:

Legal: The South 1/2 of Lot 6 Block 4 Delhi, Iowa Subject to Restrictions and Easements of Record, Now included in and forming a part of the County of Delaware State of Iowa

District: 490 **Parcel #:** 000490000109100 **Alt ID:**

That the tax deed was filed for record in the office of the county recorder of Delaware County, Iowa on 12/10/2010 and appears in the records of the office in Delaware county as recorded in Book/Year 2010 Page 4003 Document No. 2010 4003 of the County Recorder's Records; and that TF 19-CCSB claims title to an undivided 100 percent interest in the parcel by virtue of the tax deed, or purported tax title.

Any person claiming any right, title, or interest in or to the parcel adverse to the title or purported title by virtue of the tax deed referred to shall file a claim with the recorder of the county where the parcel is located within one hundred twenty days after the filing of this affidavit, the claim to set forth the nature of the interest, also the time and manner in which the interest claimed was acquired. A person who files such a claim shall commence an action to enforce the claim within sixty days after the filing of the claim. If a claimant fails to file a claim within one hundred twenty days after the filing of this affidavit, or files a claim but fails to commence an action to enforce the claim within sixty days after the filing of the claim, the claim thereafter shall be forefeited and cancelled without any further notice or action, and the claimant thereafter shall be forever barred and estopped from having or claiming any right, title or interest in the parcel adverse to the tax title or purported tax title.

TF 19-CCSB
Tristan Frank, Partner TF 19-CCSB _____
1/10/2011

Subscribed and sworn to before me this 12 day of January, 2011

_____
Notary Public in and for Polk County, Iowa

STASEY POTTS
Commission Number 713604
My Commission Expires
11-17-13