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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 4th day
of April A.D., 2011
Carolyn Barthen Auditor
By Phil Deborard Deputy
T-171

TAX SALE DEED

Recorder's Cover Sheet

Preparation Information: John W. Bernau, Delaware County Attorney, Delaware County Courthouse, 301 East Main Street, Manchester, Iowa 52057; 563-927-3819

Taxpayer Information: Adair Holdings, LLC, Attention: Adair Asset Management, c/o Samantha Denker, 405 North 115th Street, Suite 100, Omaha, Nebraska 68154

Return Document to: Carolyn Wilson, Delaware County Treasurer, Delaware County Courthouse, 301 East Main Street, Manchester, Iowa 52057; 563-927-2845

Grantor: Delaware County

Grantee: Adair Holdings, LLC

Legal Description: See page 2

TAX SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS,

that the following described parcel:

> Lot One (1) and the North Seventy Two (72) feet of Lot Two (2), Block Fifteen (15), Ryan, Iowa, according to plat recorded in Book 1 Plats, Page 119, Delaware County, Iowa, subject to easements, covenants, and restrictions of record,

situated in the County of Delaware, State of Iowa, was subject to taxes for the year 2006 (payable in 2007-2008) and the taxes on the parcel for the years stated remained due and unpaid at the date of the sale; and the Treasurer of the County, on the 16th day of June, 2008, by virtue of the authority vested by law in the Treasurer at the sale begun and publicly held on the third Monday of June, 2008, exposed to public sale at the office of the County Treasurer in the county named, in substantial conformity with all the requirements of the statute, the parcel described, for the payment of the total amount then due and remaining unpaid on the parcel, and at that time at Manchester, Adair Holdings, LLC, offered to pay the sum of five thousand four hundred forty-three dollars and ninety-six cents ($5,443.96) being the total amount then due and remaining unpaid on the parcel for 100% which was the last quantity bid for, and payment of that sum was made by that person to the Treasurer, the parcel was stricken off to that person at that price.

And by the Affidavit filed in the Treasurer's Office, on the 8th day of December, 2010, it is alleged that notice has been given more than ninety days before the execution of this deed to Adair Holdings, LLC of the expiration of the time of redemption allowed by law.

Now I, Carolyn Wilson, Treasurer of the County, for the consideration of the stated sum paid to the Treasurer and by virtue of law, have granted, bargained and sold, and by these presents do grant, bargain and sell to Adair Holdings, LLC, the parcel described, to have and to hold unto it and its heirs and assigns, forever; subject, however, to all the rights of redemption provided by law.

IN WITNESS WHEREOF, I, Carolyn Wilson, Treasurer of Delaware County, Iowa, by virtue of the authority vested in me, have subscribed my name on this 25 day of March, 2011.

Carolyn A. Wilson

Carolyn Wilson, Delaware County Treasurer
Delaware County Courthouse
Manchester, Iowa 52057

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

I HEREBY CERTIFY that before me, Carla Becker, in and for said County, personally appeared the above-named Carolyn Wilson, Treasurer of the County, personally known to me to be the Treasurer of the County at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to and who executed the above conveyance as Treasurer of the County, and acknowledged the execution of the conveyance to be the Treasurer's voluntary act and deed as Treasurer of the County, for the purposes expressed in the conveyance.

Given under my hand this 25th day of March, 2011.

Carla Becker

Carla Becker, Notary Public, State of Iowa

CARLA K. BECKER
Commission Number 744418
My Commission Expires
December 14, 2012