Recorded: 5/3/2011 at 3:04:31.0 PM
Fee Amount: $14.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2011 PG: 1464

Prepared by Samantha Denker, 405 N 115 St., Ste.100, Omaha, NE 68154 402-399-9049
Return document to: US Assets, Attn: Samantha 405 N 115 St., Ste.100, Omaha, NE 68154

AFFIDAVIT BY TAX TITLE HOLDER

State of Nebraska
: ss.
County of Douglas)

2011-1143

I, Samantha Denker, being first duly sworn, on oath depose and say that on the 25th day Of March 2011, the county treasurer issued a tax deed to Adair Holdings, LLC for the following described parcel:

LOT ONE (1) AND THE NORTH SEVENTY-TWO (N 72) FEET OF LOT TWO (2) IN BLOCK FIFTEEN (15) IN THE TOWN OF RYAN, DELAWARE COUNTY, IOWA a/k/a PARCEL # 000690000202700;

that the tax deed was filed for record in the office of the county recorder of DELAWARE County, Iowa, on April 4, 2011, and appears in the records of that office in DELAWARE County as document reference number Book 2011 Page 1143; and that Adair Holdings, LLC 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 as action to enforce the claim within sixty days after the filing of the claim, the claim thereafter shall be forfeited and canceled 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.

Samantha Denker, Agent
Samantha Denker Agent
for Adair Holdings, LLC

Subscribed and sworn to before me and in my presence by the said Samantha Denker, this 3 day of May, 2011.

GENERAL NOTARY - State of Nebraska
AVA CHESTER
My Comm. Exp. April 5, 2015

Ava Chester
Notary Public in and for the State of Nebraska.

CERTIFICATE OF SERIVCE

The undersigned hereby certifies that a true and correct copy of the foregoing Affidavit by Tax Title Holder was served on the following parties, ARNOLD PROPERTIES LLC c/o KATHRYN R ARNOLD, REGISTERED AGENT, at 1483 COUNCIL ST NE CEDAR RAPIDS IA 52402, ARNOLD PROPERTIES LLC, at 500 ADAMS ST RYAN IA 52330, ARNOLD PROPERTIES LLC, at 265 THUNDERBIRD RD SE CEDAR RAPIDS IS 52403, PERSON IN POSSESSION, at 500 ADAMS ST RYAN IA 52330, RYAN MINI MART, 500 ADAMS ST RYAN IA 52330, D.J. ARNOLD, 1483 COUNCIL ST NE CEDAR RAPIDS IA 52402, D.J. ARNOLD, 500 ADAMS ST RYAN IA 52330, D.J. ARNOLD, 265 THUNDERBIRD RD SE CEDAR RAPIDS IS 52403, KATHRYN ARNOLD, 1483 COUNCIL ST NE CEDAR RAPIDS IA 52402, KATHRYN ARNOLD, 500 ADAMS ST RYAN IA 52330, KATHRYN ARNOLD, 265 THUNDERBIRD RD SE CEDAR RAPIDS IS 52403, by placing two copies of the same in the U.S. Mail, both postage pre-paid, one copy by regular mail and one copy by certified mail this 3 day of May, 2016, pursuant to Iowa Code section 448.15.

Samantha Denker, Agent

Samantha Denker Agent
for Adair Holdings, LLC