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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT BY TAX-TITLE HOLDER

Return to: Jane E. Hanson, 401 East Main Street, Manchester, IA 52057
Preparer: Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920
Taxpayer: Nicholas R. McGraw, 1901 Hwy 13, Manchester, Iowa 52057

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Jane E. Hanson, being first duly sworn, on oath depose and say that on September 13, 2016 the county treasurer issued a tax deed to Nicholas R. McGraw for the following described parcel:

The East Twenty (20) feet of Sunset View Road lying adjacent to the West line of Lots Forty-Two (42) and Forty-Three (43), Block One (1), of Sunset Beach, a Subdivision of part of Section Seventeen (17), Eighteen (18), and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20; excepting rights of flowage, if applicable.

that the tax deed was filed for record in the office of the county recorder of Delaware County, Iowa, on September 14, 2016, and appears in the records of that office in said county as document reference number Bobk 2016 Page 2458; and that Nicholas R. McGraw claims title to an undivided One Hundred and No Hundredths (100.00) 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 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.

By: _____
Jane E. Hanson, Attorney

Signed and sworn to (or affirmed) before me on September 13, 2016, by Jane E. Hanson.

SARAH R. LEONARD
Commission Number 762400
My Commission Expires
April 6, 2019

_____
Signature of Notary Public

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