

**BK: 2019 PG: 3639**  
**Recorded: 11/14/2019 at 10:20:34.0 AM**  
**Pages 2**  
**County Recording Fee: \$12.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$15.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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

AFFIDAVIT BY TAX TITLE HOLDER

State of Nebraska  
: ss.  
County of Douglas)

I, Axel Adair, being first duly sworn, on oath depose and say that on the 26th day of July, 2019, the county treasurer issued a tax deed to Adair Holdings, LLC for the following described parcel:

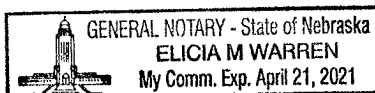
LOT 4 IN BLOCK 1 OF GAFF & BEVINGTON'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA a/k/a PARCEL # 820002101040000;

that the tax deed was filed for record in the office of the county recorder of MADISON County, Iowa, on July 26, 2019, and appears in the records of that office in MADISON County as document reference number 2019 2285; 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.

*Axel Adair*

Axel Adair, agent  
for Adair Holdings, LLC

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 2019 by Axel Adair, agent on behalf of Adair Holdings, LLC.



*Elicia M Warren*  
Notary Public in and for the State of Nebraska.

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing Affidavit by Tax Title Holder was served on the following parties, **ANTHONY HUGHES** at 123 S. 5TH ST WINTERSET IA 50273, **ANTHONY HUGHES** at 214 E COURT AVE WINTERSET IA 50273, **PERSON IN POSSESSION** at 123 S. 5TH ST WINTERSET IA 50273, 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 14<sup>th</sup> day of November, 2019 pursuant to Iowa Code section 448.15.



---

Axel Adair, agent  
for Adair Holdings, LLC