



Document 2020 823

Book 2020 Page 823 Type 06 009 Pages 6

Date 3/18/2020 Time 9:24:20AM

Rec Amt \$32.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Mark L. Smith, POB 230, Winterset, IA 50273

Telephone:515/462-3731

Return To: Mark L. Smith, POB 230, Winterset, IA 50273

AFFIDAVIT

STATE OF IOWA :
 :SS
COUNTY OF MADISON :

I, Mark L. Smith, being first duly sworn on oath state:

A Notice of Expiration of Right of Redemption From Tax Sale of the real estate

described as:

Lot Four (4) and the West Fifty-six (56) feet of Lot Three (3), in Block Six (6), Original Town of Winterset, Madison County, Iowa.

was served upon persons in possession of said parcel, upon the owners of said parcel and upon all persons upon which Notice is required to be served pursuant to Iowa Code Section 447.9 by ordinary mail and certified mail on the 17th day of March, 2020. The persons and their addresses upon whom Notice was served by ordinary mail and certified mail are as follows:

Jimmy Dean Berry
317 N. 3rd Avenue
Winterset, IA 50273

Parties in Possession
317 N. 3rd Avenue
Winterset, IA 50273

Melissa Rae Berry
220 W. Green
Winterset, IA 50273

City of Winterset
c/o City Clerk
124 W. Court Ave.
Winterset, IA 50273

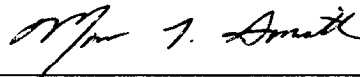
State of Iowa
c/o Matt Schultz, Madison County Attorney
Madison County Courthouse-POB 152
112 North John Wayne Dr.
Winterset, IA 50273

State of Iowa
c/o Office of Attorney General of Iowa
Hoover State Office Building
1305 East Walnut Street
Des Moines, IA 50319

Veridian Credit Union
1827 Ansborough
Waterloo, IA 50704

Premier Credit Union
800 9th Street
Des Moines, IA 50309

Attached hereto are the Certified Mail Receipts of the United States Post Office for the Notices served by certified mail, as well as regular mail, and a copy of the Notice of Expiration of Right of Redemption. The undersigned certifies that the cost of a record search, paid to Madison County Abstract, an abstractor in Winterset, Iowa, was \$225.00, and, the cost of sending Certified Mail Notices was \$32.80 and, said amounts should be added to costs pursuant to Iowa Code Section 447.13.



Mark L. Smith

Subscribed and sworn to before me by the said Mark L. Smith on this 17th day of March, 2020.



Notary Public in and for the State of Iowa



Notice of Expiration of Right of Redemption From Tax Sale

TO: Jimmy Dean Berry, Parties in Possession (if any), Melissa Rae Berry, City of Winterset, State of Iowa, Veridian Credit Union, Premier Credit Union:

YOU are hereby notified by the undersigned, pursuant to Iowa Code Section 447.9, that your right to redemption of the real estate described below, which was sold for unpaid, delinquent taxes on June 19, 2017, to 169 Holdings, LLC, will expire and a Treasurer's tax deed for the real estate will be tendered to 169 Holdings, LLC, the holder of such tax sales certificates, unless you redeem the real estate within ninety (90) days from the date of the completed service of this Notice upon you.

The real estate is described as:

Lot Four (4) and the West Fifty-six (56) feet of Lot Three (3), in Block Six (6), Original Town of Winterset, Madison County, Iowa.

This Notice means that your right, title or interest in the above described real estate will expire unless you pay the Treasurer of Madison County, Iowa, at the office of the Treasurer, Madison County Annex Building, Winterset, Iowa, all monies due for delinquent taxes, penalties, interest, and costs upon this real estate as provided by law within ninety (90) days of the date of the completed service of this Notice upon you. Service of this Notice is completed after an Affidavit has been filed with the Madison County Treasurer, showing the making of service, the manner of service, the time, when and place where made, and costs incurred as provided in Section 447.13

Dated this 16th day of March, 2020

169 HOLDINGS, LLC

By 

Mark L. Smith (AT0007354)
JORDAN, OLIVER, WALTERS & SMITH, PC
101 ½ W. Jefferson, POB 230
Winterset, Iowa 50273
Telephone: (515) 462-3731
Facsimile: (515) 462-3734

ATTORNEYS FOR 169 HOLDINGS, LLC

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

WINTERSET, IA 50273

OFFICIAL USE	
Certified Mail Fee	\$3.55
\$ 3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$ 0.50	
Total Postage and Fees	\$4.10
\$ 4.05	

Postmark Here: WINTERSET IA 50273 MAR 17 2020 USPS 03/17/2020

Sent To: City of Winterset, c/o City Clerk
Street and Apt. No., or PO Box No.
129 W. Court Ave.
City, State, ZIP+4®
Winterset, IA 50273

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2690 TTT 0000 1111 0695
7016 1370 0000 1111 0710

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WINTERSET, IA 50273

OFFICIAL USE	
Certified Mail Fee	\$3.55
\$ 3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$ 0.50	
Total Postage and Fees	\$4.10
\$ 4.05	

Postmark Here: WINTERSET IA 50273 MAR 17 2020 USPS 03/17/2020

Sent To: State of Iowa, c/o Matt Schultz, Madison County Courthouse
Street and Apt. No., or PO Box No.
P.O. Box 152, W.N. John Wayne Dr.
City, State, ZIP+4®
Winterset, IA 50273

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1370 0000 1111 0739

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WINTERSET, IA 50273

OFFICIAL USE	
Certified Mail Fee	\$3.55
\$ 3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$ 0.50	
Total Postage and Fees	\$4.10
\$ 4.05	

Postmark Here: WINTERSET IA 50273 MAR 17 2020 USPS 03/17/2020

Sent To: Melissa Rae Berry
Street and Apt. No., or PO Box No.
220 W. Green
City, State, ZIP+4®
Winterset, IA 50273

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2690 TTT 0000 1111 0695
7016 1370 0000 1111 0695

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WINTERSET, IA 50273

OFFICIAL USE	
Certified Mail Fee	\$3.55
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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$ 0.50	
Total Postage and Fees	\$4.10
\$ 4.05	

Postmark Here: WINTERSET IA 50273 MAR 17 2020 USPS 03/17/2020

Sent To: Jimmy Dean Berry
Street and Apt. No., or PO Box No.
317 N. 3rd Ave.
City, State, ZIP+4®
Winterset, IA 50273

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2690 TTT 0000 1111 0432
7016 1370 0000 1111 0432

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DES MOINES, IA 50319

OFFICIAL USE	
Certified Mail Fee	\$3.55
\$ 3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$ 0.50	
Total Postage and Fees	\$4.10
\$ 4.05	

Postmark Here: WINTERSET IA 50273 MAR 17 2020 USPS 03/17/2020

Sent To: State of Iowa, c/o Office of Attorney General of Iowa
Street and Apt. No., or PO Box No.
Hogewalk Office Building, 1305 E. Walnut St.
City, State, ZIP+4®
Des Moines, IA 50319

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1370 0000 1111 0715

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WINTERSET, IA 50273

OFFICIAL USE	
Certified Mail Fee	\$3.55
\$ 3.55	
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$ 0.50	
Total Postage and Fees	\$4.10
\$ 4.05	

Postmark Here: WINTERSET IA 50273 MAR 17 2020 USPS 03/17/2020

Sent To: Parties in Possession
Street and Apt. No., or PO Box No.
317 N. 3rd Ave.
City, State, ZIP+4®
Winterset, IA 50273

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2690 TTT 0000 1111 0678
7016 1370 0000 1111 0678

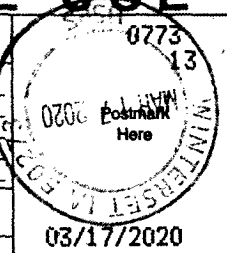
7016 1370 0000 1111 0722

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DES MOINES, IA 50309
OFFICIAL USE

Certified Mail Fee	\$3.55	\$3.55
Extra Services & Fees (check box, add fee if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	\$0.55
Total Postage and Fees	\$4.05	\$4.10



Sent To
Premier Credit Union
Street and Apt. No., or PO Box No.
800 9th Street
City, State, ZIP+4®
Des Moines, IA 50309

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

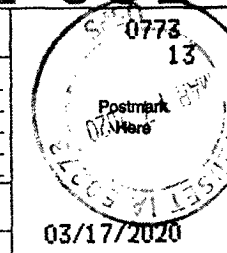
7016 1370 0000 1111 0722

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Domestic Mail Only

For delivery information, visit our website at www.usps.com

WATERLOO, IA 50701
OFFICIAL USE

Certified Mail Fee	\$3.55	\$3.55
Extra Services & Fees (check box, add fee if appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	\$0.55
Total Postage and Fees	\$4.05	\$4.10



Sent To
Vendian Credit Union
Street and Apt. No., or PO Box No.
1827 Amersborough
City, State, ZIP+4®
Waterloo, IA 50701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Certificate of Purchase at Tax Sale

MADISON County Treasurer's office
PO BOX 152
WINTERSET, IA 50273-0000

Certificate Number **2017-00082**

Sec. 446.29

I, Jana S. Corkrean, Treasurer of MADISON County, Iowa,
Do hereby certify that at the **Regular** Tax Sale held publicly on the date of June 19, 2017
at my office in WINTERSET, IA I did sell to

169 Holdings LLC

real property located in MADISON County, Iowa, as described below, for full payment of the taxes, interest,
cost/administration due and remaining unpaid, as listed below. % Sold for: 100

Tax District: 820 WINTERSET CORP WINTERSET WFD

Entity: 9994831 **BERRY, JIMMY DEAN**

Legal Description:

820000106031000 STR 000-000-000 LOT 4 & W 56' LOT 3 BLOCK 6 ORIGINAL

Receipt Key	Date	Project	Tract Seq	Project Name	Tax	Interest	Cost/Adm	Total
2016/2017 10 13575 01	06/19/2017				561.00	25.00	4.00	590.00

Tax Total: 561.00
 Interest Total: 25.00
 Cost/Admin Total: 4.00
 Certificate Fee: 20.00


Certificate Total: 610.00

Witness my hand and seal:

Assignment (Sec. 446.31)

This date of: June 19, 2017

Assigned to: _____



TREASURER

This date of: _____

Jana S. Corkrean
Treasurer of MADISON County, Iowa

Assigned Amount: _____

By: _____
Deputy

Original Purchaser