



STATE OF IOWA, COUNTY OF MADISON, ss:
The undersigned Recorder in and for said County in the State aforesaid hereby certifies that the foregoing affidavit was filed in the said Recorder's Office by the owner in possession as named in said affidavit as shown by the records.

FILED NO. **001940**

BOOK **2002** PAGE **1940**

2002 APR 23 PM 2:51

Paige N. Henry Recorder
Deputy

REC \$ 5⁰⁰
AUD \$ _____
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer James F. Schaer 2015 46th St. Des Moines, Ia. 50310 515-246-8101
Information Individual's Name Street Address City Phone

AFFIDAVIT CREATING TITLE TO REAL ESTATE THROUGH ADVERSE POSSESSION UNDER TAX DEED

Form 265M1

KLIPTO LOOSE LEAF CO., MASON CITY, IA.

STATE OF IOWA, Polk County, ss:

I, James F. Schaer, being first duly sworn, on oath depose and say that on January 4, 2002, the county treasurer issued a tax deed to Schaer Financial Inc. (grantee) for the following described real estate:

Lot Four (4) and the West Half (1/2) of Lot Three (3)
in Block Three (3) of the Original Town of Truro,
Madison County, Iowa.

that said tax deed was filed for record in the office of the county recorder of Madison County, Iowa, on April 10, 2002, and appears in the records of that office in Madison County as recorded in Book 2002 Page 1701 of the Recorder's Records; and that Schaer Financial Inc. is now in possession of such real estate and claims title to the same by virtue of such tax deed, or such purported tax title.

Any person claiming any right, title, or interest in or to such real estate adverse to the title or purported title by virtue of such tax deed referred to herein shall file a claim of the same with the county recorder wherein such real estate is located, within one hundred twenty (120) days after the filing of this affidavit, such claim to set forth the nature thereof, also the time and manner in which such interest was acquired.

Schaer Financial Inc.
By: James F. Schaer
James F. Schaer, President

Subscribed and sworn to before me this 19th day of April, 2002

Steve Anderson
Notary Public in and for Polk County, Iowa

