Book 2012 Page 3359 Type 06 009 Pages 1 Date 11/07/2012 Time 10:17 AM

Rec Amt \$7.00

INDX -ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

| 6 | √Prepared by and return to Tristan Frank, PO Box 12131, Des Moines, IA 50312 PH: 515-280-5002 |
|---|---|
| | 120 DAY AFFIDAVIT |

STATE OF IOWA

SS

COUNTY OF POLK

I, Tristan Frank, Partner of TF TWENTY-FIVE CCSB LLC, being first duly sworn, on oath depose and say that on the 10/18/2012, the county treasurer issued a tax deed to TF TWENTY-FIVE CCSB LLC, for the

Legal: LOT 1 BARKER'S 1ST ADDITION TO TOWN OF MACKSBURG. Subject to Restrictions and

Easements of Record, Now included in and forming a part of the County of MADISON State of Iowa

District:

Parcel #: 910000400010000

Alt iD:

that the tax deed was filed for record in the office of the county recorder of MADISON County, Iowa on 10/18/2012, and appears in the records of the office in MADISON County as recorded in Book2012, Page 3137 Document No. 2012-3137 of the county recorder's Records; and that TF TWENTY-FIVE CCSB LLC, claims title to an undivided percent interest in the parcel by virtue of the tax deed, or purported tax title.

1004

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 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.

TF TWENTY-FIVE CCSB LLC Tristan Frank, Partner TF TWENTY-**FIVE CCSB LLC**

Subscribed and sworn to before me this

18.HL

day of October 2012

Notary Public in and for Polk County, Iowa

