Document 2012 3360

Book 2012 Page 3360 Type 06 009 Pages 1
Date 11/07/2012 Time 10:18 AM
Rec Amt $7.00

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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 THIRTY-ONE 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 THIRTY-ONE CCSB LLC, for the

Legal: LOT 3 BLOCK 14 HARTMAN & YOUNG ADDITION TO ORIGINAL TOWN ST CHARLES. Subject to Restrictions and Easements of Record, Now included in and forming a part of the County of MADISON State of Iowa

District: **Parcel #:** 870000514030000 **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 3136 Document No. 2012/3136 of the county recorder's Records; and that TF THIRTY-ONE CCSB LLC, claims title to an undivided ~~8~~ 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 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 THIRTY-ONE CCSB LLC
Tristan Frank, Partner TF THIRTY-ONE CCSB LLC _____

Subscribed and sworn to before me this 18th day of October, 2012

_____
Notary Public in and for Polk County, Iowa

NOTARIAL SEAL IOWA
BARBARA D. SIMPSON
Commission Number 772092
My Commission Expires
March 13, 2015