



Document 2013 1668

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Date 6/07/2013 Time 11:34 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ Prepared by & Return to: G. JoAnn Collins, Madison County Treasurer, 112 N. John Wayne Dr, Winterset, IA, 50273; 515-462-1542.

Send Tax Statement to: Adair Holdings, LLC; 405 N 115<sup>th</sup> St, Omaha, NE, 68154

**Tax Sale Deed:** Exemption #19: No declaration of value or real estate transfer tax is necessary.

KNOW ALL PERSONS BY THESE PRESENTS, that the following described parcel: (locally known as 200030346020000)

A parcel of land in the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90°00'00" East 945.00 feet along the Quarter Section line to the point of beginning. Thence continuing North 90°00'00" East 268.20 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet; thence South 01°03'18" West 441.45 feet to the point of beginning. Said parcel contains 2.543 acres including 0.246 acres of county road right of way.

was subject to taxes for the year/s 2009/2010, and the taxes on the parcel for the year stated remained due and unpaid at the date of the sale; and the Treasurer of the County, on the 21<sup>st</sup> day of June, 2010, A.D. by virtue of the authority vested by law in the Treasurer, at the Regular Tax Sale begun and publicly held on the third Monday of June, 2010 A. D., exposed to public sale at the office of the Madison County Treasurer, in substantial conformity with all the requirements of the statute, the parcel described, for the payment of the total amount then due and remaining unpaid on the parcel, and at that time and place Dusseldorf Liens/US Bank, county of Douglas, state of Nebraska, offered to pay the sum of Eight Hundred Sixty Seven Dollars and Zero Cents (\$867.00) being the total amount then due and remaining unpaid on the parcel, for 100 percent undivided interest of the above described parcel, the parcel was stricken off to that person at that price; and Dusseldorf Liens/US Bank did, on the 30<sup>th</sup> day of May, 2013, A.D., assign the certificate of the sale of the parcel and all right, title, and interest to the parcel to Adair Holdings, LLC of the County of Douglas and State of Nebraska, and by the Affidavit of Axel Adair as agent, filed in the Treasurer's office on June 3, 2013, A. D., it appears that notice has been given more than ninety (90) days before the execution of this deed to:

**Howard K. Clayton, Sr; Betty L. Clayton; Howard K. Clayton, Jr; Kristina M. Clayton; Raccoon Valley State Bank; Person in Possession; City of Earlham; TCEA Express; Exchange State Bank; Dale Tuttle; Local Child Support Recovery Unit; Madison County Auditor; Madison County Attorney; Iowa Attorney General**

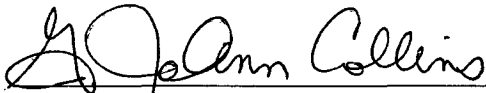
of the expiration of the time of redemption allowed by law; and at least one year & 9 months have elapsed since the date of the sale, and the parcel has not been redeemed.

Now, I, G. JoAnn Collins, Treasurer of Madison County, for the consideration of the stated sum paid to the Treasurer and by virtue of law, have granted, bargained, and sold, and by these presents do grant, bargain, and sell to

**Adair Holdings, LLC**

and any heirs and assigns, the parcel described to have and to hold unto that person and that person's heirs and assigns, forever; subject, however, to all the rights of redemption provided by law.

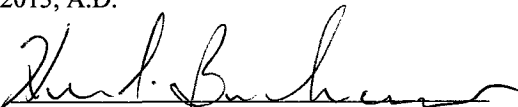
IN WITNESS WHEREOF, I, G. JoAnn Collins, Treasurer of Madison County, by virtue of the authority vested in me, have subscribed my name on this 7<sup>th</sup> day of June, 2013, A. D.

  
G. JoAnn Collins, Madison Co. Treasurer

STATE OF IOWA: Madison County, ss.

I HEREBY CERTIFY that before me, Heidi Burhans in and for said County, personally appeared the above named G. JoAnn Collins, Treasurer of the County, personally known to me to be the Treasurer of the County at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to and who executed the above conveyance as Treasurer of the County, and acknowledged the execution of the conveyance to be the Treasurer's voluntary act and deed as Treasurer of the County, for the purposes expressed in the conveyance.

Given under my hand (and seal) this 7<sup>th</sup> day of June, 2013, A.D.

  
Heidi Burhans, Madison Co. Auditor

