



Document 2013 1889

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Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDX
ANNO
SCAN
CHEK

Prepared by Samantha Ott, 405 N 115 St., Ste. 100, Omaha, NE 68154 402-399-9049
Return document to: US Assets, Attn: Julie 405 N 115 St., Ste. 100, Omaha, NE 68154

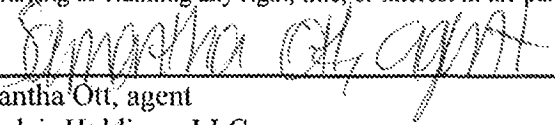
AFFIDAVIT BY TAX TITLE HOLDER

State of Nebraska
: ss,
County of Douglas)

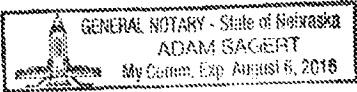
I, Samantha Ott, being first duly sworn, on oath depose and say that on the 7th day of June, 2013, the county treasurer issued a tax deed to Adair Holdings, LLC for the following described parcel:

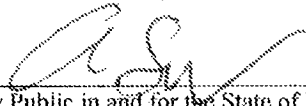
A parcel of land in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Three (3) Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90 deg 00'00" East 945.00 feet along the Quarter Section line to the point of beginning. Thence continuing North 90 deg 00'00" East 268.00 feet, thence North 00 deg 30'57" West 248.99 feet, thence North 15 deg 22'27" West 199.54 feet, thence North 90 deg 00'00" West 204.93 feet; thence South 01 deg 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. a/k/a PARCEL.# 200030346020000

that the tax deed was filed for record in the office of the county recorder of MADISON County, Iowa, on the 7th day of June, 2013, and appears in the records of that office in MADISON County as Book 2013 Page 1668; and that Adair Holdings, LLC claims title to an undivided 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 claim thereafter shall be forfeited and canceled without any further notice or action, and the claimant thereafter shall be forever barred and estopped from haying or claiming any right, title, or interest in the parcel adverse to the tax title or purported tax title.


Samantha Ott, agent
for Adair Holdings, LLC

The foregoing instrument was acknowledged before me this 19th day of JUNE, 2013 by Samantha Ott, agent on behalf of Adair Holdings, LLC.




Notary Public in and for the State of Nebraska.

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing Affidavit by Tax Title Holder was served on the following parties, HOWARD K. CLAYTON SR, at 1917 105TH ST EARLHAM, IA 50072, and PERSON IN POSSESSION, at 1917 105TH ST EARLHAM, IA 50072, by placing two copies of the same in the U.S. Mail, both postage pre-paid, one copy by regular mail and one copy by certified mail this 19th day of JUNE, 2013, pursuant to Iowa Code section 448.15.

Samantha Ott agent

Samantha Ott, agent
for Adair Holdings, LLC