



Document 2013 2598

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INDX ✓
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

TAX TITLE AFFIDAVIT

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067
Phone: (515) 462-4912

Taxpayer Information: (name and complete address)

Shahan Walsh, Inc., 101 E. Jefferson Street, Winterset, IA 50273

✓ **Return Document To:** (name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

Shahan Walsh, Inc.

Grantees:

Shahan Walsh, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

TAX TITLE
AFFIDAVIT

STATE OF IOWA)
) SS
MADISON COUNTY)

I, Greg Shahan, being first duly sworn, on oath depose and say that on July 31, 2013 the Madison County Treasurer issued a Tax Deed to Shahan Walsh, Inc. for the following described parcel:

The North Half (½) of Lots Three (3) and Four (4) in Block Two (2) of Center Addition to the Original Town of Winterset, Madison County, Iowa;

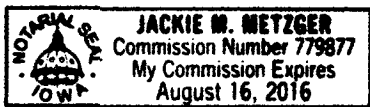
that the Tax Deed was filed for record in the Office of the County Recorder of Madison County, Iowa on July 31, 2013; that the Corrected Tax Deed was filed for record in the Office of the County Recorder of Madison County, Iowa on August 1, 2013; and, the Corrected Tax Deed appears in the records of the Office of the County Recorder of Madison County, Iowa as recorded in Book 2013 at Page 2278 of the Records; and that Shahan Walsh, Inc. is now in possession and claims fee simple title to one hundred percent (100%) interest in the parcel by virtue of the tax deed, or purported tax title.

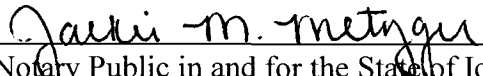
Any person claiming any right, title, or interest in or to the parcel adverse to the title or purported title by virtue of the tax deed referred to shall file a claim with the recorder of the county where the parcel is located, within one hundred twenty (120) days after the filing of this Affidavit, 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 (60) days after the filing of the claim. If a claimant fails to file a claim within one hundred twenty (120) days after the filing of this Affidavit, or files a claim but fails to commence an action to enforce the claim within sixty (60) 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 having or claiming any right, title or interest in the parcel adverse to the tax title or purported tax title.

Shahan Walsh, Inc.
Owner

By: 
Greg Shahan, President

This instrument was duly subscribed and sworn to before me on the 3rd day of September, 2013 by Greg Shahan who is the President of Shahan Walsh, Inc.




Notary Public in and for the State of Iowa.