



Document 2013 3472

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

## SHAHAN ENTERPRISES LLC'S 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  
(515)-462-4912

**Taxpayer Information:** (name and complete address)

Shahan Enterprises, LLC, 101 E. Jefferson Street, Winterset, Iowa 50273

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

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

**Grantors:**

Madison County Treasurer

**Grantees:**

Shahan Enterprises, LLC

**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 September 27, 2013, the Madison County Treasurer issued a Tax Deed to Shahan Enterprises, LLC for the following described parcel:

**The West 49 feet of Lot Six (6), in Block Six (6), of A. B. Shriver's Addition to the Town of Winterset, in Madison County, Iowa;**

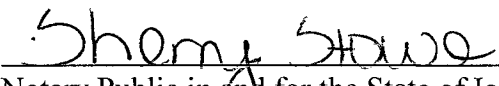
that the Tax Deed was filed for record in the Office of the County Recorder of Madison County, Iowa on September 27, 2013; and, the Tax Deed appears in the records of the Office of the County Recorder of Madison County, Iowa as recorded in Book 2013 at Page 2891 of the Records; and that Shahan Enterprises, LLC 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 Enterprises, LLC  
Owner

By:   
Greg Shahan, Member-Manager

This instrument was acknowledged before me on November 15<sup>th</sup>, 2013 by Greg Shahan as Member-Manager of Shahan Enterprises, LLC.

  
Notary Public in and for the State of Iowa

