



Document 2014 2932

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INDX
ANNO
SCAN

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
(515)-462-4912

Taxpayer Information: (name and complete address)

Janice K LLC, 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
(515)-462-4912

Grantors:

Janice K LLC

Grantees:

Janice K 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 he is a member of JANICE K. LLC and that on October 13, 2014, the Madison County Treasurer issued a Tax Deed to JANICE K. LLC for the following described parcel:

A part of the North 92.5 acres of the West half (1/2) of the East half (1/2) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., described as follows: Commencing at the Southeast corner thereof and running thence North 275 feet, thence West 800 feet, thence South 275 feet, thence East 800 feet to the point of beginning;

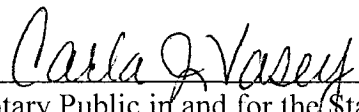
that the Tax Deed was filed for record in the Office of the County Recorder of Madison County, Iowa on October 1, 2014; and, the Tax Deed appears in the records of the Office of the County Recorder of Madison County, Iowa as recorded in Book 2014 at Page 2464 of the Records; and that JANICE K. LLC is 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.

JANICE K. LLC

By: 
Greg Shahan, Manager

This instrument was acknowledged before me on November 13, 2014 by Greg Shahan as Manager of JANICE K. LLC.


Notary Public in and for the State of Iowa

