



Document 2015 2838

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INDX ✓
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Kayla Thorndike, Oak Helm Partners, 2920 Harrison Street, Davenport, IA 52803 (563) 326-6401

Address tax statement: Oak Helm Partners, 2920 Harrison Street, Davenport, IA 52803

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AFFIDAVIT BY TITLE HOLDER

Iowa Code (448.15)

Scott County, State of Iowa, SS.

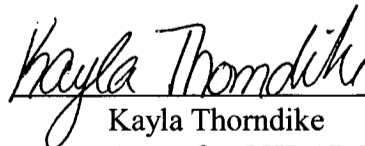
I, Kayla Thorndike, being first duly sworn on oath, depose and say that on September 14, 2015, the Madison County Treasurer issued a tax deed to: OHP 17, L.C. for the following described parcel:

District Parcel #820004700330000, legally described as:

Parcel "D", located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa containing 0.295 acres as shown in Plat of Survey filed in Book 2, Page 413 on September 15, 1999 in the Office of the Recorder of Madison County, Iowa.

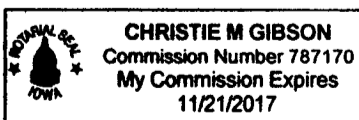
that the tax deed was filed for record in the office of the county recorder of Madison County, Iowa, on September 14, 2015, and appears in the records of the office in Madison County as Document No. 2015-2710; and that OHP 17, L.C. claims title to an undivided 100 percent* interest in the parcel by virtue of such tax deed, or such purported tax title.

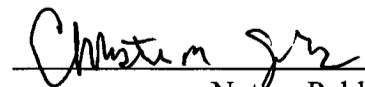
Any person claiming any right, title, or interest in or to the parcel adverse to the title or purported title by virtue of the tax deed referred to shall file a claim with the recorder of the county where the parcel is located, within one hundred twenty days after the filing of this affidavit, the claim 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 having or claiming any right, title, or interest in the parcel adverse to the tax title or purported tax title.



Kayla Thorndike
Agent for OHP 17, L.C.

Subscribed and sworn to before me this 25th day of September, 2015.





Notary Public

*NOTE: If the percentage of ownership is less than 100%, Section 448.15(3) requires that before filing the affidavit, the owner or holder of the tax title or purported tax title shall serve a copy of the affidavit on any other person in possession of the parcel by sending a copy of the affidavit by both regular and certified mail to the person at the address of the parcel or at the person's last known address if different from the address of the parcel. Such service is deemed completed when the affidavit mailed by certified mail is postmarked for delivery. An affidavit of service shall be attached to, and filed with, the affidavit in subsection 1. The affidavit of service shall include the names and addresses of all persons served and the time of mailing.