



Document 2016 3520

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer information: Christina I. Thompson, AT0011346, 535 E. Army Post Rd., Des Moines, IA 50315. 515-287-7000.

Tax payer information: Rustin Properties, LLC, 4904 Cody Dr., West Des Moines, IA 50265

✓ Return Document to: Christina I. Thompson, 535 E. Army Post Road, Des Moines, IA 50315

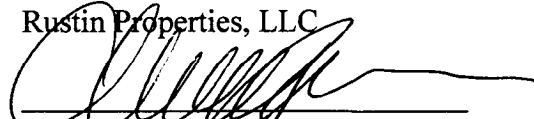
AFFIDAVIT BY TAX-TITLE HOLDER

STATE OF IOWA , COUNTY OF POLK ss.

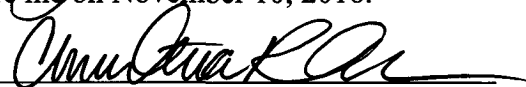
I, Christina I. Thompson, being first duly sworn, on oath depose and say that on September 12, 2016 the county treasurer issued a tax deed to Rustin Properties, LLC for the following described parcel: Out Lot Two (2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., in the Town of East Peru, 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, 2016, and appears in the records of that office in Madison county as document reference number 2016 2683; and that Rustin Properties, LLC claims title to an undivided one-hundred (100.00) 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 having or claiming any right, title, or interest in the parcel adverse to the tax title or purported tax title.

Rustin Properties, LLC


By: Christina I. Thompson, attorney

Signed and sworn to (or affirmed) before me on November 10, 2016.


Signature of Notary Public

