

**BK: 2017 PG: 1989**  
**Recorded: 6/27/2017 at 1:18:01.0 PM**  
**Fee Amount: \$12.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

Prepared by: Samantha Ott, 405 N 115 St., Ste.100, Omaha, NE 68154 402-399-9049  
Return document to: US Assets, Attn: Sarah Chandler 405 N 115 St., Ste.100, Omaha, NE 68154

AFFIDAVIT BY TAX TITLE HOLDER

State of Nebraska  
: ss.  
County of Douglas)

I, Samantha Ott, being first duly sworn, on oath depose and say that on the 8th day of June, 2017, the county treasurer issued a tax deed to Adair Holdings, LLC for the following described parcel:

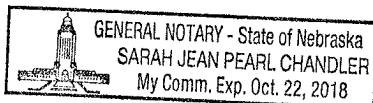
The West 4 Feet of the North Half (N1/2) of Lot 3 and the North Half (N1/2) of Lot 4 in Block 11 of Pitzer and Knight's Addition to the Town of Winterset, Madison County, Iowa a/k/a PARCEL # 820000511050000;

that the tax deed was filed for record in the office of the county recorder of MADISON County, Iowa, on June 19th, 2017, and appears in the records of that office in MADISON County as Document 2017 1897, Book 2017, Page 1897; and that Adair Holdings, LLC claims title to an undivided 100 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 as 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.

*Samantha Ott agent*

Samantha Ott, agent  
for Adair Holdings, LLC

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June, 2017 by Samantha Ott, agent on behalf of Adair Holdings, LLC.



*[Signature]*  
Notary Public in and for the State of Nebraska.

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing Affidavit by Tax Title Holder was served on the following parties, CHERYL M. CAMPIDILLI at 423 1ST AVE N WINTERSET, IA 50273, CHERYL M. CAMPIDILLI at 1217 W SOUTH APT 2 WINTERSET, IA 50273, ESTATE OF CHERYL M. CAMPIDILLI at 423 1ST AVE N WINTERSET, IA 50273, ESTATE OF CHERYL M. CAMPIDILLI at 1217 W SOUTH APT 2 WINTERSET, IA 50273, and PERSON IN POSSESSION at 423 1ST AVE N WINTERSET, IA 50273, by placing two copies of the same in the U.S. Mail, both postage pre-paid, one copy by regular mail and one copy by certified mail this 27<sup>th</sup> day of June, 2017, pursuant to Iowa Code section 448.15.

  
Samantha Ott, agent  
for Adair Holdings, LLC