

**BK: 2017 PG: 3336**  
**Recorded: 10/24/2017 at 9:56:09.0 AM**  
**Fee Amount: \$12.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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**This instrument prepared by:**

Adair Holdings, LLC, Deana K. Walocha, 405 No. 115<sup>th</sup> St., # 100, Omaha, NE 68154, Phone #: 402-399-9049

**Return to:** Adair Holdings, LLC, 405 No. 115<sup>th</sup> St., # 100, Omaha, NE 68154,

**Mail tax statements to:** Adair Holdings, LLC, 405 No. 115<sup>th</sup> St., # 100, Omaha, NE 68154,

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AFFIDAVIT

STATE OF NEBRASKA     )  
  )  
COUNTY OF DOUGLAS    )     ss.

I, Axel Adair, being first duly sworn do upon oath, deposes and states as follows:

1. I have personal knowledge of the facts stated herein and am competent to testify to them.
2. I am a member of Adair Asset Management, LLC, A Nebraska Limited Liability Company.
3. Adair Asset Management, LLC was a registered purchaser at the 2014 Madison County Iowa tax sale.
4. BMO Harris was the lender to Adair Asset Management, LLC at the time of the 2014 tax sale.

5. As Adair Asset Management's lender, BMO Harris required that its name be placed on each and every tax sale certificate purchased by Adair Asset Management, LLC at the 2014 Madison County, Iowa tax sale.

6. Adair Asset Management, LLC purchased tax sale certificate no. 105 at the Madison County Iowa tax sale on June 16, 2014. This tax sale certificate secured a tax lien on the real property legally described as

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

11. Adair Asset Management, LLC and BMO Harris assigned their interests in the real estate to Adair Holdings, L.L.C.

Further Affiant Sayeth Not.



Adair Asset Management, LLC  
By: Axel Adair, Member

SUBSCRIBED AND SWORN to before me, a Notary Public, on this 24 day of October, 2017.



Ava Chester

