



Document 2019 1377

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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Jana S. Corkrean, Madison Co. Treasurer, 112 N. John Wayne Dr., Winterset, IA 50273
(515)462-1542.

Address Tax Statement: 18902 335th Ln, Earlham, IA 50072 *LL Ventures, LLC*
Return Document To: Jana S. Corkrean, Madison Co. Treasurer

TAX SALE DEED – COUNTY AS PUBLIC BIDDER

KNOW ALL PERSONS BY THESE PRESENTS, that the following described parcel:

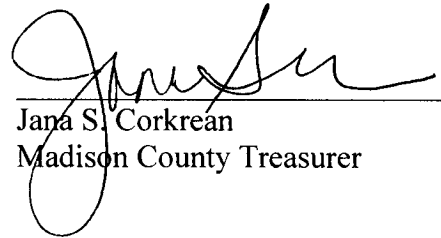
Lots Ten (10), Eleven (11) and Twelve (12) (except the West 70 feet thereof)
In Block Two (2) of Academy Addition to the Original Town of Earlham,
Madison County, Iowa

situated in the County of Madison and State of Iowa, was subject to taxes for the year(s) A.D. 1999 and 2000, and the taxes on the parcel for the years stated remained due and unpaid at the date of the sale; and the Treasurer of the County, on the 19th day of June, A.D. 2000, by virtue of the authority vested by law in the Treasurer, at the sale begun and publicly held on the third Monday of June, A.D. 2000, exposed to public sale at the office of the County Treasurer in the County named, in substantial conformity with all the requirements of the statute, the parcel described, for the payment of the total amount then due and remaining unpaid on the parcel, and at that time and place no acceptable bid was received, the County of Madison, State of Iowa through its County Treasurer, did bid on the parcel in accordance with the provisions of Section 446.19 of the Code, for the sum of four hundred seventy dollars and zero cents (\$470.00), being the total amount then due and remaining unpaid on the parcel, for one hundred percent (100%) undivided interest for:

which was the least quantity bid for, and the parcel was stricken off to Madison County (Tax Sale Certificate #2000-00167, Parcel 85000050205000); and Madison County did, on the 8th day of January A.D. 2019, assign the certificate of the sale of the parcel and all right, title, and interest to the parcel to LL Ventures LLC, of the County of Dallas and State of Iowa; and by the Affidavit of Service of Notice to Redeem from Tax Sale, filed in the Treasurer's Office on the 31st day of January, A.D., 2019, it appears that notice has been given more than ninety days before the execution of this deed to Clearview Development and the City of Earlham of the expiration of the time of redemption allowed by law; and one year has elapsed since the date of the sale, and the parcel has not been redeemed:

Now, I, Jana S. Corkrean, Treasurer of Madison County, for the consideration of the stated sum paid to the Treasurer and by virtue of law have granted, bargained and sold, and by these presents do grant, bargain and sell to LL Ventures LLC, and that person's heirs and assigns the parcel described, to have and to hold unto that person, and that person's heirs and assigns, forever; subject, however, to all the rights of redemption provided by law.

IN WITNESS WHEREOF, I, Jana S. Corkrean, Treasurer of Madison County, by virtue of the authority vested in me, have subscribed my name on this 15th day of May, A.D. 2019.

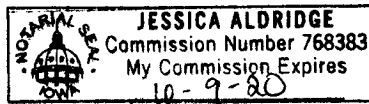


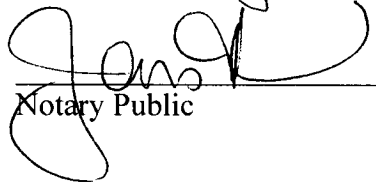
Jana S. Corkrean
Madison County Treasurer

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

I certify that before me, Jessica Aldridge, in and for said County, personally appeared to the above named Jana S. Corkrean, Treasurer of the County, personally known to me to be the Treasurer of the County at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to and who executed the above conveyance as Treasurer of the County, and acknowledged the execution of the conveyance to be the Treasurer's voluntary act and deed as Treasurer of the County, for the purposes expressed in the conveyance.

Given under my hand (and seal) this 15 day of May, A.D. 20 19.





Notary Public