



Document 2019 1602

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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Prepared by & return to: James Nervig, 6701 Westown Pky., Ste. 100, West Des Moines, IA 50266 515-224-6864

AFFIDAVIT

STATE OF IOWA, COUNTY OF DALLAS, SS.

I, James E. Nervig, being first duly sworn, on oath depose and say that on the 15th day of May, 2019, the county treasurer issued a tax deed to LL Ventures LLC, for 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

that the tax deed was filed for record in the office of the county recorder of Madison County, Iowa, on the 15th day of May, 2019, and appears in the records of the office in Madison County as recorded in Book 2019 Page 1377 of the county recorder's Records; that LL Ventures LLC claims title to an undivided one hundred (100) percent interest in the parcel by virtue of the tax deed, or purported tax title; and that LL Ventures LLC is in possession of the parcel.

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 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.

LL Ventures LLC

By: James E. Nervig
James E. Nervig, Attorney

Subscribed and sworn to before me this 29th day of May, 2019.

Tami Swaim
Notary Public in and for Dallas County, Iowa

