

Recorded: 1/28/2022 at 9:53:49.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 330

Prepared by: Emily Gillispie, 405 N 115th St Ste 100 Omaha, NE 68154 402-399-9049
Return document to: US Assets, Attn: Emily Gillispie 405 N 115th St Ste 100 Omaha, NE 68154

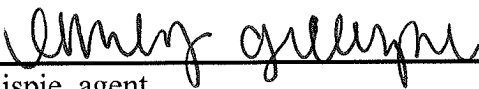
AFFIDAVIT BY TAX TITLE HOLDER

State of Nebraska)
: ss.
County of Douglas)

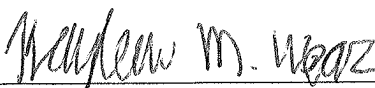
I, Emily Gillispie, being first duly sworn, on oath depose and say that on the 12th day of October, 2021, the county treasurer issued a tax deed to Logical Bidding 14, LLC for the following described parcel:

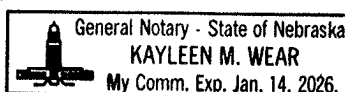
Lots Five (5), Six (6), and Ten (10) of the Plat of the Fractional Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), the same being a part of Lot One (1) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) all in Section Five (5), Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., in Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 3. Parcel Number 180-05-01-030-00.

that the tax deed was filed for record in the office of the county recorder of Delaware County, Iowa, on October 12, 2021, and appears in the records of that office in Delaware County as document reference book 2021 page 3562; and that Adair Holdings, LLC claims title to an undivided 100 percent interest in the parcel by virtue of the tax deed issued to Logical Bidding 14, LLC and subsequent Quit Claim Deed to Adair Asset Management, LLC dated October 13, 2021 and filed for record in the office of the county recorder of Delaware County, Iowa on October 13, 2021 as document reference book 2021 page 3643 and subsequent Quit Claim Deed to Adair Holdings, LLC dated October 25, 2021 and filed for record in the office of the county recorder of Delaware County, Iowa on October 25, 2021 as document reference book 2021 page 3742, 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.


Emily Gillispie, agent
for Adair Holdings, LLC

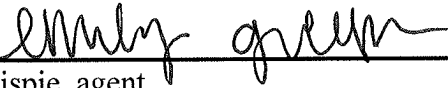
The foregoing instrument was acknowledged before me this 28 day of January, 2022 by Emily Gillispie, agent on behalf of Adair Holdings, LLC.


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: FORMER PERSON IN POSSESSION 1649 300TH AVE, DYERSVILLE, IA 52040, and RANDOLPH MORMANN 1649 300TH AVE, DYERSVILLE, IA 52040, 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 28 day of January, 2022, pursuant to Iowa Code section 448.15.



Emily Gillispie, agent
for Adair Holdings, LLC