



Book 2018 Page 2565

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by Peggy A Hildebrand, Deputy Auditor, Courthouse, Manchester, Iowa 52057 563-927-4701

Returned to: Peggy A Hildebrand, Deputy Auditor, Courthouse, Manchester, Iowa 52057 563-927-4701

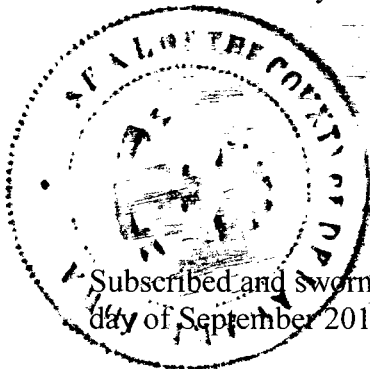
AFFIDAVIT OF MAILING

To Whom It May Concern:

This is to certify that the attached are true and exact copies of the letters mailed to Randall L Hahn in accordance with Chapter 354.13 of the 2018 Code of Iowa. Mail certifications are also attached.

Reference Quit Claim Deed recorded in Book 2018, Page 2516

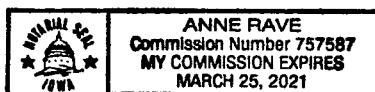
Dated this 10th day of September, 2018



Peggy A Hildebrand, Deputy Auditor

Subscribed and sworn before me, a Notary Public, in the State of Iowa, on this the 10th day of September 2018.

NOTARY PUBLIC



Anne Rave, Notary Public
My Commission Expires 3/25/2021

CARLA K. BECKER
County Auditor,
Commissioner of Elections
and GIS Coordinator

PHONE (563) 927-4701
FAX (563) 927-6423
auditor@co.delaware.ia.us

DELAWARE COUNTY
AUDITOR
COURTHOUSE
301 E Main St. Rm 210
Manchester, Iowa 52057

DEPUTIES

Gabrielle Corkery
JULIE HACKBARTH
PEGGY HILDEBRAND
ANNE RAVE

September 10, 2018

Randall L Hahn
969 E Main St., Ste A
Manchester, IA 52057

COPY

RE: Notice to Plat Land

Dear Mr. Hahn,

We have entered for recording the parcel of land conveyed by you by a Quit Claim Deed, said parcel is described as:

Parcel of Land; in the Ballard Subdivision, Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of a Warranty Deed recorded in Book 49, Page 176 on file at the Delaware County Recorder's office in Manchester, Iowa; Thence along 453.00 feet, foot Radius curve concave Northeasterly 245.51 feet, (said curve having a Long Chord of South 36° 26' 49" East, 244.44 feet); to the North Line of Lot 2 of Ballard Subdivision Recorded in Book 1, Page 120 on the file at the Delaware County Recorder's office in Manchester, Iowa; Thence South 88° 01' 50" West, 15.90 feet along said Line to the East Line of a Quit Claim Deed Recorded in Book 2010, Page on file at the Delaware County Recorder's office in Manchester, Iowa, Thence North 41° 17' 38" West, 192.66 feet along said Line to the East Right-of-Way Line of North River Street; Thence North 02° 23' 18" West 52.47 feet along said Line to the Point of Beginning. Containing 0.05 Acres. Subject to Easements of Record.

In accordance with the provisions of Chapter 354.3 of 2018 Code of Iowa, "A conveyance of land is deemed to be a warranty that the description contained in the conveyance is sufficiently certain and accurate for the purposed of assessment, taxation, and entry on the transfer books and plat books required to be kept by the auditor".

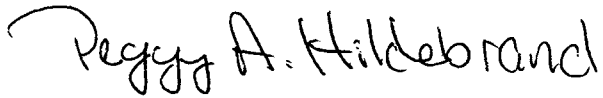
In order to comply with Chapter 354 of the 2018 Code of Iowa, you must record a more accurate legal description of the property being transferred, or have a Plat of Survey filed with the Office of the Delaware County Recorder. If you fail, **within thirty (30) days of this notice**, to comply with this notice or file with the Auditor a statement of intent to comply, the Auditor shall contract with a surveyor to have the Plat of Survey completed and filed with the Office of the Delaware County Recorder, with the costs thereof being assessed against the property.

Protest may be filed with the Iowa District County within twenty (20) days after service of this notice.

Randall L Hahn
Page 2
September 10, 2018

If you shall have any questions regarding this notice, please advise.

Sincerely,

A handwritten signature in black ink that reads "Peggy A. Hildebrand". The signature is written in a cursive style with a large, looping initial "P".

Peggy A. Hildebrand
Deputy, Delaware County Auditor

Cc: James T Peters
PO Box 774
Independence, IA 50644

7015 0640 0004 4799 5719

U.S. Postal Service
FIRST CLASS MAIL PERMIT NO. 1000
Domestic Mail Only

For delivery information, visit our website at www.usps.com

MANCHESTER, IA 52057

POSTAGE & FEE \$3.45

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Postmark
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09/10/2018

- Extra Service & Fees (check box, add to postage)
- ☐ Return Receipt (hardcopy) \$0.00
- ☐ Return Receipt (electronic) \$0.00
- ☐ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To Randall L Hahn
Street and Apt. No., or PO Box No. 969 E. Main St., Ste. A
City, State, ZIP+4® Manchester, IA 52057

PS Form 3800, April 2010 PSN 7530-01-000-9000 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Randall L Hahn
969 E Main St., Ste A
Manchester, IA 52057

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes