

Recorded: 3/29/2022 at 10:53:38.0 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: 1001

Prepared By and Return To: Nathan D. Runde, Esq., 2080 Southpark Court, Dubuque, IA 52003, 563-582-2926

AFFIDAVIT

STATE OF IOWA)
)
COUNTY OF DUBUQUE) ss:

I, Todd M. Queck, Managing Member of ACC434, LLC, being first duly sworn, on oath depose and say that on 21st day of March, 2022, the Delaware County Treasurer issued a tax deed to ACC434, LLC for the following described parcel:

*Lots 5 and 6, Block 13, Ryan, Iowa, according to the plat recorded in Book 1,
Page 42.*

PARCEL NO. 690-00-01-057-00 CERTIFICATE NO. 2019-00103

that the tax deed was filed for record in the Office of the County Recorder of Delaware County, Iowa, on March 22, 2022, and appears in the records of the office in Delaware County and recorded in Book 2022, Page 919 of the Delaware County records; and that ACC434, LLC claims title to an undivided One Hundred percent (100%) interest in the parcel by virtue of the tax deed, or purported tax title.

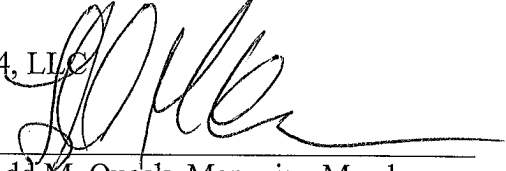
Any person claiming any right, title or interest in or to the parcel adverse to the title or purported title by virtue of the tax deed referred to shall file a claim with the Recorder of the county where the parcel is located, within one hundred twenty (120) days after the filing of this Affidavit, the 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 (120) 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

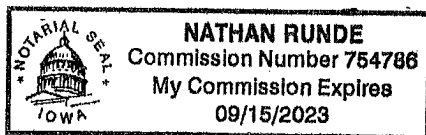
barred and estopped from having or claiming any right, title or interest in the parcel adverse to the tax title or purported tax title.

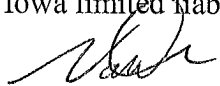
That said ACC434, LLC was at the time of filing of this 120 day Affidavit, is in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming title to the above described real estate under the provisions of Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

ACC434, LLC

By: 
Todd M. Queck, Managing Member

Subscribed and sworn to before me this 29 day of March, 2022 by Todd M. Queck, as Managing Member of ACC434, LLC, an Iowa limited liability company.




Notary Public, State of Iowa