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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TAX SALE DEED

Recorder's Cover Sheet

Preparation Information: Courtney Vorwald, Assistant Delaware County Attorney, Delaware County Courthouse, 301 East Main Street, Manchester, Iowa 52057; 563-927-3819

Taxpayer Information: ACC 96 LLC, 3161 SE 22nd Street, Des Moines, IA 50320

Return Document to: Pam Klein, Delaware County Treasurer, Delaware County Courthouse, 301 East Main Street, Manchester, Iowa 52057; 563-927-2845

Grantor: Delaware County

Grantee: ACC 96 LLC

Legal Description: See page 2

TAX SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS,

that the following described parcel:

The North Sixty (60) feet of Lot Nine (9) and the East Ten (10) feet of Lot Eleven (11) of McNamees South Addition to Colesburg, Iowa, according to Corrected and Amended Plat of Incorporated Town of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73-86,

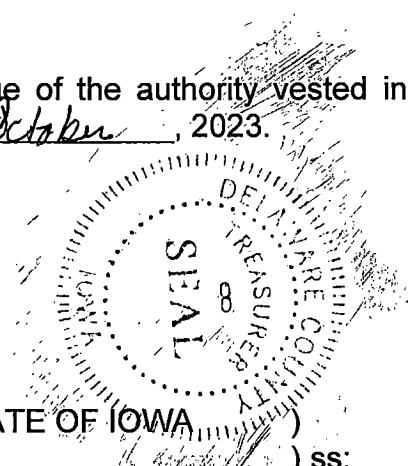
situated in the County of Delaware, State of Iowa, was subject to taxes for the year 2018 (payable in 2019-20) and the taxes on the parcel for the year stated remained due and unpaid at the date of the sale; and the Treasurer of the County, on the 21st day of June, 2021, by virtue of the authority vested by law in the Treasurer at the sale begun and publicly held on the third Monday of June, 2021, 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 on the 21st of June, 2021, at Manchester, ACC 96 LLC offered to pay the sum of nine hundred ninety-eight dollars (\$998.00), being the total amount then due and remaining unpaid on the parcel for 100% which was the last quantity bid for, and payment of that sum was made by that person to the Treasurer, the parcel was stricken off to that person at that price.

And by the Affidavit filed in the Treasurer's Office on the 30th of June, 2023, it is alleged that notice of the expiration of the time of redemption allowed by law has been given to Person(s) in Possession, Mark Deshaw, Dupaco Community Credit Union, and City of Colesburg, Iowa more than ninety days before the execution of this deed.

Now I, Pam Klein, Treasurer of the 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 ACC 96 LLC, the parcel described, to have and to hold unto him and his heirs and assigns, forever; subject, however, to all the rights of redemption provided by law.

IN WITNESS WHEREOF, I, Pam Klein, Treasurer of Delaware County, Iowa, by

virtue of the authority vested in me, have subscribed my name on this 5 day of October, 2023.



Pam Klein

Pam Klein, Delaware County Treasurer
Delaware County Courthouse
Manchester, Iowa 52057

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

I HEREBY CERTIFY that before me, Carla Becker, in and for said County, personally appeared the above-named Pam Klein, 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 this 5th day of October, 2023.

Carla Becker

Carla Becker, Notary Public, State of Iowa

