



Book 2023 Page 2569

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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Prep. by & return to: James Nervig, 6701 Westown Pky., Ste. 100, W. Des Moines, IA 50266 515-274-1450

AFFIDAVIT

STATE OF IOWA, COUNTY OF DALLAS, SS.

I, James E. Nervig, being first duly sworn, on oath depose and say that on the 5<sup>th</sup> day of October, 2023, the county treasurer issued a tax sale deed to ACC 96 LLC for the following described parcel, situated in Delaware County, Iowa:

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

that the tax sale deed was filed for record in the office of the county recorder of Delaware County, Iowa, on the 10<sup>th</sup> day of October, 2023, and appears in the records of the office in Delaware County as recorded in Book 2023 Page 2517 of the county recorder's Records; and that ACC 96 LLC claims title to an undivided one hundred (100) percent 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 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.

ACC 96 LLC

By:

*James E. Nervig*  
James E. Nervig, Its Attorney

Subscribed and sworn to before me this 13<sup>th</sup> day of October, 2023, by James E. Nervig.

*Nancy L Thornton*  
Notary Public in and for Dallas County, Iowa

