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Rec Amt \$7.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by & return to: Steven E. Carr, PO Box 333, Manchester, IA 52057, (563) 927-4164

Affidavit by Tax-Title Holder

State of Iowa,)
Delaware County.) ss.

We, Ashtin Dundee and Kyle Dundee, being first duly sworn, on oath depose and say that on January 29, 2024 A.D., the Delaware County Treasurer issued a Tax Deed to:

Ashtin Dundee and Kyle Dundee

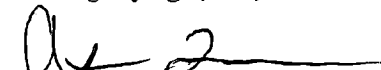
For the following described parcel:


The North One Hundred Thirty (130) feet of the West One Hundred (100) feet of the East Twelve (12) rods of the North Forty (40) rods of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Thirteen (13) Township Eighty-seven (87) North, Range Six (6), West of the Fifth P.M., subject to highways and easement of record,

That the tax deed was filed for record in the office of the county recorder of Delaware County, Iowa, on the 30th day of January, 2024 A.D., and appears in the records of the office in Delaware County as Book 2024, Page 224,

and that Ashtin Dundee and Kyle Dundee claim title to an undivided 100 percent interest in the parcel by virtue of the tax deed, or purported tax title.

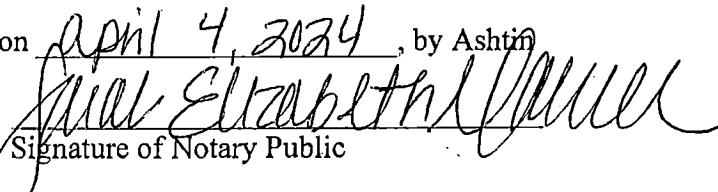
Any person claiming any right, title, or interest in or to the parcel adverse to the title or purported title by virtue of the tax deed referred to shall file a claim with the recorder of the county where the parcel is located, within one hundred twenty (120) days after the filing of this affidavit,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


Ashtin Dundee


Kyle Dundee

This record was acknowledged before me on April 4, 2024, by Ashtin Dundee and Kyle Dundee.




Signature of Notary Public