

Recorded: 6/6/2024 at 9:25:04.0 AM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1234

Prepared by and return to: Charles P. Augustine, Klatt Law Firm, 531 Commercial, Ste 250, Waterloo, IA 50701 (319) 232-3304

**AFFIDAVIT BY TAX TITLE HOLDER
PURSUANT TO SECTION 448.15 OF THE CODE OF IOWA**

STATE OF IOWA, COUNTY OF POLK, ss:

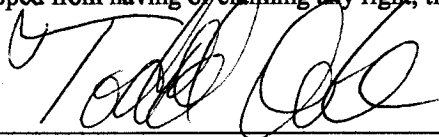
I, Todd Queck, President of ACC 141, LLC, being first duly sworn, on oath does depose and say that on the 30th day of April, 2024, the county treasurer issued a tax title to ACC 141 LLC, for the following described property:

Lots 63 and 63 1/2, Manchester, Iowa, according to Plat recorded in Book H.L.D., Pages 186-187.

The tax deed was filed for record in the office of the county recorder of Delaware County, Iowa, on the 30th day of April, 2024, and appears in the records of that office in Delaware County in Book 2024 Page 927; and ACC 141 LLC, claims title to an undivided 100 percent interest in the property by virtue of the tax title, or purported tax title.

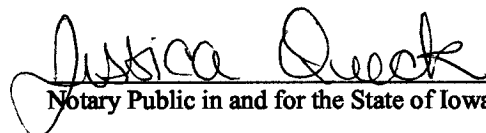
ACC 141, LLC, is in possession of the property.

Any person claiming any right, title, or interest in or to the property 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 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.



Todd Queck, President of ACC 141, LLC

Subscribed and sworn to before me this 31 day of May, 2024, by Todd Queck, President of ACC 141, LLC.



Notary Public in and for the State of Iowa

