

Recorded: 8/25/2025 at 12:40:14.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.22  
Combined Fee: \$15.22  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2272

Prepared by: Travis Thiltgen, 3161 SE 22<sup>nd</sup> St, Des Moines, IA 50320 515-210-5740  
Return Document to: Travis Thiltgen, 3161 SE 22<sup>nd</sup> St, Des Moines, IA 50320

**AFFIDAVIT BY TAX TITLE HOLDER**  
**Pursuant to Section 448.15 of the Code of Iowa**

STATE OF IOWA, COUNTY OF POLK, ss:

I, Travis Thiltgen, Agent of ACC 109 LLC, being first duly sworn, on oath depose and say that on the 15<sup>th</sup> Day of August, 2025, the county treasurer issued a tax deed to ACC 109 LLC for the following described parcel:

Lot 4, A.R. Loomis Addition to Manchester, Delaware County, Iowa.

PARCEL NO. 630322201200  
52057

Locally Known As: 420 S Madison Street, Manchester, IA

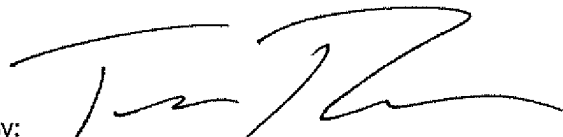
The tax deed was filed for record in the office of the county recorder of Delaware County, Iowa on the 15<sup>th</sup> Day of August, 2025 and appears in the records of that office in Delaware County as document reference number Book 2025 Page 2169; and that ACC 109 LLC claims title to an undivided 100 percent interest in the parcel by virtue of 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.

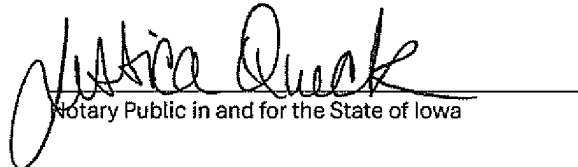
A person who files such a claim shall commence an action to enforce the claim within sixty (60) days after the filing of the claim. If a claimant fails to file a claim within one hundred twenty (120) days after the filing of this affidavit, or files a claim but fails to commence an action to enforce the claim within sixty (60) 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.

That said ACC 109 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 Section 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

ACC 109 LLC

By:   
Travis Thiltgen  
Agent of ACC 109 LLC

Subscribed and sworn to before me and in my presence by Travis Thiltgen, this 25<sup>th</sup> day of August, 2025.

  
Notary Public in and for the State of Iowa

