



Book 2025 Page 2369

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TAX SALE DEED

Recorder's Cover Sheet

Preparation Information: John W. Bernau, Delaware County Attorney, Delaware County Courthouse, 301 East Main Street, Manchester, Iowa 52057; 563-927-3819

Taxpayer Information: ACC 107 LLC, 3161 SE 22nd Street, Des Moines, Iowa 50320

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

Grantor: Delaware County

Grantee: ACC 107 LLC

Legal Description: See page 2

TAX SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS,

that the following described parcel:

Lot Three (3) of First Addition to C. First's Addition, Delaware County, Iowa, according to the plat recorded in Book 6 Plats, Page 59.

situated in the County of Delaware, State of Iowa, was subject to taxes for the year 2021 (payable in 2022-23) 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 19th day of June, 2023, by virtue of the authority vested by law in the Treasurer at the sale begun and publicly held on the third Monday of June, 2023, 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 19th of June, 2023, at Manchester, ACC 107 LLC offered to pay the sum of five hundred and forty four dollars (\$544.00), 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 3rd of March, 2025, it is alleged that notice of the expiration of the time of redemption allowed by law has been given to Gery Weydert, more than ninety days before the execution of this deed.

Now I, Jenny Eschen, 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 107 LLC, the parcel described, to have and to hold unto them and their heirs and assigns, forever; subject, however, to all the rights of redemption provided by law.

IN WITNESS WHEREOF, I, Jenny Eschen, Treasurer of Delaware County, Iowa, by virtue of the authority vested in me, have subscribed my name on this 3rd day of September, 2025.

Jenny Eschen
Jenny Eschen, 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 Jenny Eschen, 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 3rd day of September, 2025.

Carla Becker
Carla Becker, Notary Public, State of Iowa

