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Rec Amt \$17.00 Aud Amt \$5.00

**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: Douglas Zearly, 307 3rd Street, Dundee, IA 52038

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: Douglas Zearly, 307 3rd Street, Dundee, IA 52038

Legal Description: See page 2

TAX SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS,

that the following described parcel:

Block One (1), Lot Five (5) of Wood and Woodruff Addition to the City of Dundee, Delaware County, Iowa

And

The South Twelve feet (12') of Lot Six (6), Block One (1), Wood and Woodruff's Addition to Dundee, Iowa, according to plat recorded in Book 1 Plats, Page 41

situated in the County of Delaware, State of Iowa, was subject to taxes for the year 2023 (payable in 2024-25) 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, Douglas Zearly offered to pay the sum of one thousand, two hundred and thirty four dollars (\$1,234.00), 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 10th day of February, 2026, it is alleged that notice of the expiration of the time of redemption allowed by law has been given to the Estate of Jill E, Zearley, 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 51 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 21st day of May 2026.

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 21st day of May 2026.

Carla K Becker
Carla Becker, Notary Public, State of Iowa

