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INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Kylee Barber, Madison Co. Acting Treasurer, 201 W. Court, Winterset, IA 50273
(515)462-1542

Address Tax Statement: William D. Paulsen and Gabrielle E. Paulsen, 3016 Settlers Ave, Peru, IA 50222
Return Document To: Kylee Barber, Madison Co. Acting Treasurer, 201 W. Court, Winterset, IA 50273

TAX SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the following described parcel:

A tract of land commencing at the Southwest corner of the North Fractional Half of the Northwest Fractional Quarter of Section 18 in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, and running thence North, 85 Degrees 33' East, along the South line thereof 267 feet, thence North 714 feet, thence South, 88 degrees 33' West, 267 feet to the West line of said Section, thence South 728 feet to the point of beginning and containing 4.72 acres more or less.

situated in the County of Madison and State of Iowa, was subject to taxes for the year(s) A.D. 2021/2022, and the taxes on the parcel for the years stated remained due and unpaid at the date of the sale; and the Treasurer of the County, on the 20th day of June, A.D. 2022, by virtue of the authority vested by law in the Treasurer, at the sale begun and publicly held on the third Monday of June, A.D. 2022, 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 at that time and place ACC 732 Holding LLC, the County of Polk, State of Iowa, offered to pay the sum of one thousand three hundred fifty seven dollars and zero cents (\$1357.00), being the total amount then due and remaining unpaid on the parcel, for one hundred percent (100%) undivided interest for:

A tract of land commencing at the Southwest corner of the North Fractional Half of the Northwest Fractional Quarter of Section 18 in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, and running thence North, 85 Degrees 33' East, along the South line thereof 267 feet, thence North 714 feet, thence South, 88 degrees 33' West, 267 feet to the West line of said Section, thence South 728 feet to the point of beginning and containing 4.72 acres more or less.

Now, I, Kylee Barber, Acting Treasurer of Madison 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 732 Holding LLC, and that person's heirs and assigns the parcel described, to have and to hold unto that person, and that person's heirs and assigns, forever; subject, however, to all the rights of redemption provided by law.

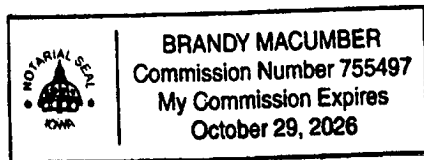
IN WITNESS WHEREOF, I, Kylee Barber, Acting Treasurer of Madison County, by virtue of the authority vested in me, have subscribed my name on this 13th day of June, A.D. 2025.

Kylee Barber
Kylee Barber
Madison County Acting Treasurer

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

I certify that before me, Brandy Macumber, in and for said County, personally appeared to the above named Kylee Barber, Acting Treasurer of the County, personally known to me to be the Acting 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 Acting Treasurer of the County, and acknowledged the execution of the conveyance to be the Acting Treasurer's voluntary act and deed as Acting Treasurer of the County, for the purposes expressed in the conveyance.

Given under my hand (and seal) this 13 day of June, A.D. 2025.



Brandy Macumber
Notary Public