

BK: 2026 PG: 801
Recorded: 3/25/2026 at 1:16:01.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by: Travis Thiltgen, 3161 SE 22nd St, Des Moines, IA 50320 515-210-5740

Return Document to: Travis Thiltgen, 3161 SE 22nd 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 10 LLC, being first duly sworn, on oath depose and say that on the 13th Day of March, 2026 the county treasurer issued a tax deed to ACC 10 LLC for the following described parcel:

A tract of land commencing 205 feet South and 165 feet East of the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 1, in Township 74, Range 27 West of the 5th P.M., Madison County, Iowa, and running thence South parallel with the West line of said 40-acre tract 16 rods, thence East 9 rods and 6 inches, thence North parallel with said West line 16 rods, thence West 9 rods and 6 inches to the point of beginning.

PARCEL NO. 930001100030000

Locally Known As: 420 Florence St, Peru, IA 50222

The tax deed was filed for record in the office of the county recorder of Madison County, Iowa on the 16th Day of March, 2026, and appears in the records of that office in Madison County as document reference number Book 2026 Page 690; and that ACC 10 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 10 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.

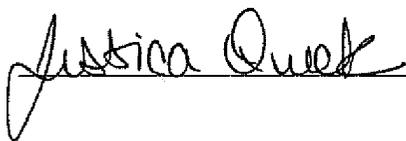
ACC 10 LLC

By: 

Travis Thiltgen

Agent of ACC 10 LLC

Subscribed and sworn to before me and in my presence by Travis Thiltgen, this 25th day of March, 2020.



Notary Public in and for the State of Iowa

