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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TAX SALE DEED

Recorder's Cover Sheet

Preparation Information:	Courtney Vorwald, Assistant Delaware County Attorney, Delaware County Courthouse, 301 East Main Street, Manchester, Iowa 52057; 563-927-3819
Taxpayer Information:	ACC 434, LLC, 3161 SE 22nd Street, Des Moines, IA 50320
Return Document to:	Pam Klein, Delaware County Treasurer, Delaware County Courthouse, 301 East Main Street, Manchester, Iowa 52057; 563-927-2845
Grantor:	Delaware County
Grantee:	ACC 434, LLC
Legal Description:	See page 2

TAX SALE DEED

KNOW ALL PERSONS BY THESE PRESENTS,

that the following described parcel:

> Lots Five (5) and Six (6), Block Thirteen (13), Ryan, Iowa, according to the plat recorded in Book 1, Page 42,

situated in the County of Delaware, State of Iowa, was subject to taxes for the year 2017 (payable in 2018-19) 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 17th day of June, 2019, by virtue of the authority vested by law in the Treasurer at the sale begun and publicly held on the third Monday of June, 2019, 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 17th of June, 2019, at Manchester, ACC 434, LLC offered to pay the sum of one thousand seven hundred seventy-seven dollars ($1,777.00), 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 9th of December, 2021, it is alleged that notice of the expiration of the time of redemption allowed by law has been given to Person(s) in Possession, Carl W. Drees, Unknown Spouse of Carl W. Drees, if any, Logical Bidding 24, LLC c/o Rush C. Nigut, Logical Bidding 24, LLC, Ryan City Clerk, and Delaware County Treasurer, more than ninety days before the execution of this deed.

Now I, Pam Klein, 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 434, LLC, the parcel described, to have and to hold unto him and his heirs and assigns, forever; subject, however, to all the rights of redemption provided by law.

IN WITNESS WHEREOF, I, Pam Klein, Treasurer of Delaware County, Iowa, by virtue of the authority vested in me, have subscribed my name on this 21st day of March, 2022.

Jenny Esden - Deputy
Pam Klein, 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 Pam Klein, 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 March, 2022.

Carla Becker, Notary Public, State of Iowa

CARLA K BECKER
Commission Number 744418
MY COMMISSION EXPIRES
DECEMBER 14, 2023