Recorded: 6/5/2026 at 9:36:13.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1513

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 51 LLC, being first duly sworn, on oath depose and say that on the 21st Day of May, 2026 the county treasurer issued a tax deed to ACC 51 LLC for 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 (12) feet of Lot Six (6), Block One (1), Wood and Woodruff's Addition to Dundee, Delaware County,
Iowa According to plat recorded in Book 1 Plats, Page 41

PARCEL NO. 510000102310 Locally Known As: 307 3rd St, Dundee, IA 52038

The tax deed was filed for record in the office of the county recorder of Delaware County, Iowa on the 22nd Day of May, 2026, and appears in the records of that office in Delaware County as document reference number Book 2026 Page 1350; and that ACC 51 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 as 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 51 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 51 LLC

By: _____

Travis Thiltgen

Agent of ACC 51 LLC

Subscribed and sworn to before me and in my presence by Travis Thiltgen, this 5th day of June, 2026.

_____

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA

JESSICA QUECK
Commission Number 853822
My Commission Expires
February 8, 2027