



Document 2025 1572

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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 732 LLC, being first duly sworn, on oath depose and say that on the 13th Day of June 2025, the county treasurer issued a tax deed to ACC 732 LLC for 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.

PARCEL NO. 770161840030000

Locally Known As: 3016 Settlers Ave, Peru, IA 50222

The tax deed was filed for record in the office of the county recorder of Madison County, Iowa on the 18th Day of June, 2025, and appears in the records of that office in Madison County as document reference number Document 2025 1558 and that ACC 732 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.

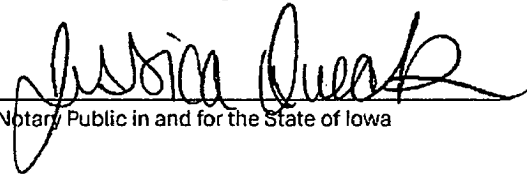
That said ACC 732 LLC was at the time of filing of this 120 Day Affidavit, is in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, 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 732 LLC

By: 
Travis Thiltgen
Agent of ACC 732 LLC

Subscribed and sworn to before me and in my presence by Travis Thiltgen, this 20th day of June, 2025


Notary Public in and for the State of Iowa

