

811124
#5

QUIT CLAIM DEED

**TAX STATEMENT ADDRESS &
RETURN ADDRESS:**

Ruth LLC
2015 Peachtree Ct.
Sioux City, IA 51104

KNOW ALL MEN BY THESE PRESENTS:

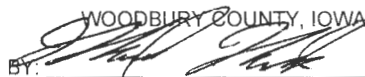
That Woodbury County, Iowa, pursuant to a resolution of the Board of Supervisors of Woodbury County, Iowa in consideration of the sum of Three Thousand One Hundred Forty-six Dollars & 00/100 (\$3,146.00) dollars to the County Treasurer of Woodbury County, Iowa, by Ruth LLC of Woodbury County and State of Iowa, does hereby Quit Claim unto the said Ruth LLC all of the rights, title, and interest of Woodbury County, Iowa, in the following described premises, situated in the County of Woodbury and State of Iowa. To wit:

Parcel #894728129008

Lot Ten (10) Block Seventy (70) Sioux City East Addition, City of Sioux City, Woodbury County, Iowa
(1213 – 15 Nebraska Street)

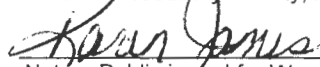
(EXEMPT FROM DECLARATION OF VALUE PER SECTION 428A.2(6) CODE OF IOWA)

Signed this 11th Day of August, 2026.

WOODBURY COUNTY, IOWA
BY: 
Mark E. Nelson, Chairman
Board of Supervisors of
Woodbury County, Iowa

STATE OF IOWA)
)
WOODBURY COUNTY, IOWA) SS.

Be it remembered that on this **11th Day of August A.D. 2026** before me, **Karen James**, a Notary Public in and for Woodbury County, Iowa, personally appeared **Mark E. Nelson**, Chairman of the Board of Supervisors of Woodbury County, Iowa, to me known to be the person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed for and on behalf of Woodbury County, Iowa.


Notary Public in and for Woodbury County, Iowa

Prepared By: Heather Satterwhite, Executive Secretary
Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, IA 51101
712-279-6525



**RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA:
RESOLUTION #14,090**

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, that the offer at public auction of:

By Ruth LLC in the sum of Three Thousand One Hundred Forty-six Dollars & 00/100 (\$3,146.00)-----dollars.

For the following described real estate, To Wit:

Parcel #894728129008

**Lot Ten (10) Block Seventy (70) Sioux City East Addition, City of Sioux City, Woodbury County, Iowa
(1213 – 15 Nebraska Street)**

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

BE IT RESOLVED that payment is due by close of business on the day following passage of this resolution or Woodbury County may declare the sale is null and void and/or seek legal remedies to enforce the sale.

BE IT RESOLVED that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

BE IT FURTHER RESOLVED that the Chairman of this Board be and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

SO DATED this 11th Day of August, 2026.



Mark E. Nelson,
Chairman of the Board of
Supervisors of Woodbury County, Iowa

CERTIFICATE OF AUDITOR

I hereby certify that the above and foregoing resolution was duly and legally passed by the Board of Supervisors of Woodbury County, Iowa and properly journalized in the minutes thereof on the 11th Day of August, 2026.



Michelle K. Skaff, P.h.D
Secretary of the Board of Supervisors
Woodbury County, Iowa and County Auditor

REQUEST FOR MINIMUM BID

Name: Muluebrhan Kahsay Date: 7-9-25
Address: 2015 Peachtree Ct. S.E. IA 51104 Phone: 703-981-2910

Address or approximate address/location of property interested in:

1213-15 Nebraska St.

GIS PIN # 894728129008

**This portion to be completed by Board Administration **

Legal Description:

Sioux City East Lot 10 Block 70

Tax Sale #/Date: 0840/2024 Parcel # _____

Tax Deeded to Woodbury County on: 6/23/26

Current Assessed Value: Land 31,515 Building 8,700 Total 40,215

Approximate Delinquent Real Estate Taxes: _____

Total \$51,052.00

Approximate Delinquent Special Assessment Taxes: _____

*Cost of Services: \$146

Inspection to: Dan Bittinger Date: 7-9-25

Minimum Bid Set by Supervisor: \$3,000 Dan Bittinger

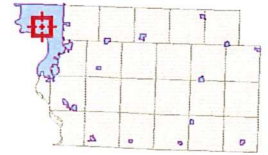
Plus \$146
Total: \$3,146

Date and Time Set for Auction: Tuesday, August 11th 4:35 p.m.

* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Overview



Legend

-  Corp Boundaries
-  Townships

Parcel ID	894728129008	Alternate ID	27420	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	C		620 DOUGLAS ST
Property Address	1213-15 NEBRASKA ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	SIOUX CITY EAST LOT 10 BLK 70				
	(Note: Not to be used on legal documents)				

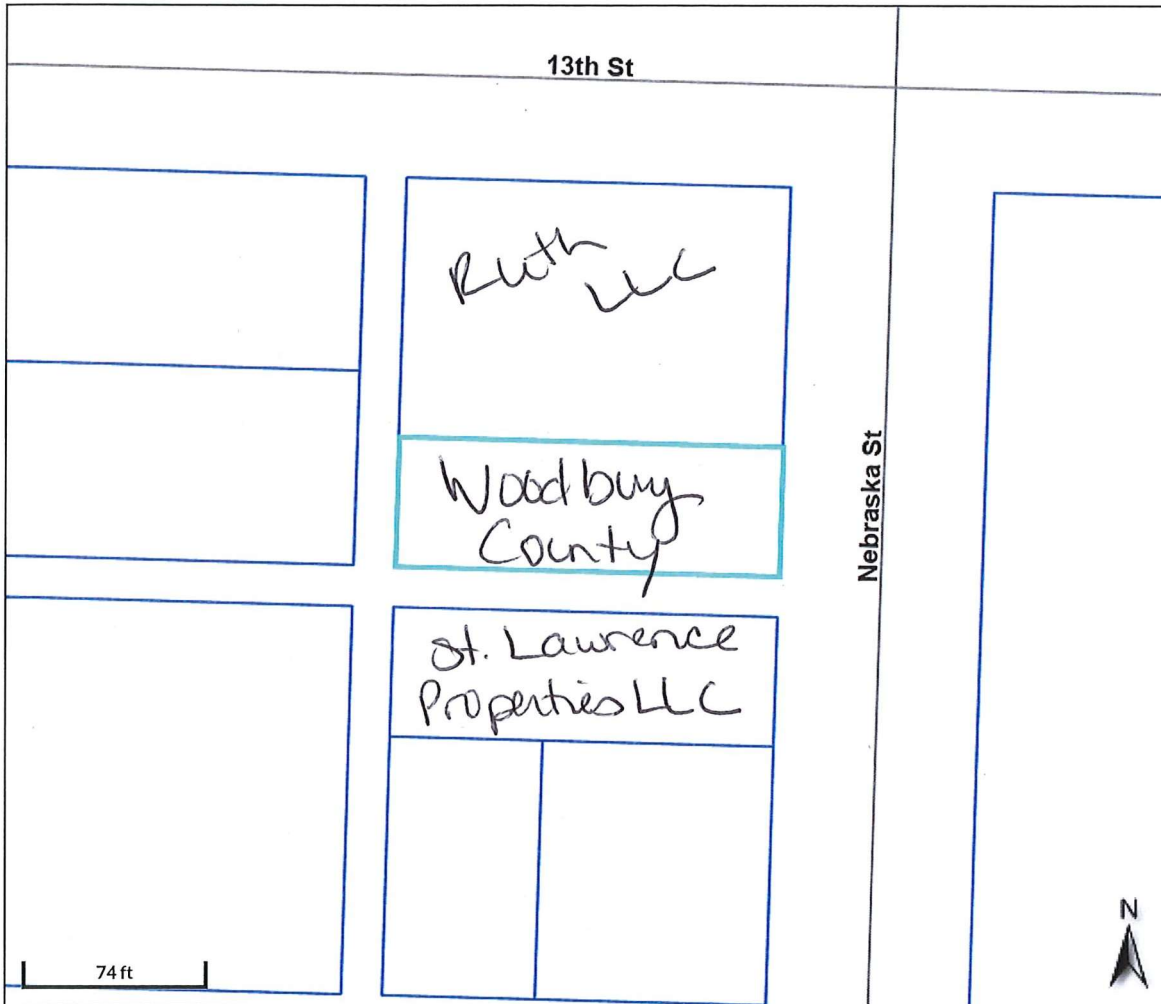
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GEOSPATIAL

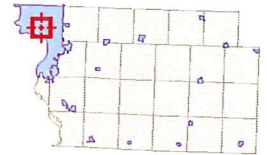


Beacon™

Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID 894728129008
Sec/Twp/Rng n/a
Property Address 1213-15 NEBRASKA ST
SIOUX CITY

Alternate ID 27420
Class C
Acreage n/a

Owner Address WOODBURY COUNTY IOWA
620 DOUGLAS ST
SIOUX CITY, IA 51101

District 0087
Brief Tax Description SIOUX CITY EAST LOT 10 BLK 70
(Note: Not to be used on legal documents)

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