

214/25
#89

QUIT CLAIM DEED

TAX STATEMENT ADDRESS & RETURN ADDRESS:
TRISTATE VENTURES LLC
1200 5th Street
Sioux City, IA 51101

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 Hundred Thirty-Six & 00/100 (\$336.00) dollars to the County Treasurer of Woodbury County, Iowa, by TRISTATE VENTURES LLC of Woodbury County and State of Iowa, does hereby Quit Claim unto the said TRISTATE VENTURES 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 #894728236005

The North Three-Quarters (N ¾) of the West Half (W ½) of Lot Four (4), Block 117, Sioux City East Addition to Sioux City in the County of Woodbury and State of Iowa (1010 Court Street)

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

Signed this 4th Day of February, 2025.

WOODBURY COUNTY, IOWA

BY: *Daniel A. Bittinger II*
Daniel A Bittinger II, Chairman
Board of Supervisors of
Woodbury County, Iowa

STATE OF IOWA)
WOODBURY COUNTY, IOWA) SS.

Be it remembered that on this 4th Day of February A.D. 2025 before me, Karen James, a Notary Public in and for Woodbury County, Iowa, personally appeared Daniel A. Bittinger II, 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.

Karen James
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 #13,835**

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

By TRISTATE VENTURES LLC in the sum of Three Hundred Thirty-Six and 00/100 (\$336.00)-----dollars.

For the following described real estate, To Wit:

Parcel #894728236005

The North Three-Quarters (N $\frac{3}{4}$) of the West Half (W $\frac{1}{2}$) of Lot Four (4), Block 117, Sioux City East Addition to Sioux City in the County of Woodbury and State of Iowa (1010 Court 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 of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

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 4th Day of February, 2025.



Daniel A. Bittinger II
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 4th Day of February, 2025.



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