

**The united states of America,
And In The Republic state of Iowa**

Alan S .Arzu
5061 AsburyRoad
Asbury,Iowa
Republic, usA
NON-DOMESTIC

**NOTICE OF,
CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND
PATENT.**

u. s. A LAND PATENT #7588 Dated February 25th, 1848 (SEE ATTACHED).

KNOW ALL YE MEN BY THESE PRESENT.

I, (**Alan S. Arzu**), do hereby certify and declare that I am “Assignee” at law in the LAND PATENT named above; that I have brought forward said **Land Patent Forever Benefit** (See **Hooper v. SCHEIMER, 64 U.S. 23 How 235**), in my name as it pertains to the land described below. The character of said land so claimed by the patent, and legally described and referenced under the **Land Patent Number #7588 Dated February 25th, 1848**, Listed herein are;
(SEE ATTACHED PATENT)

That I, (**Alan S. Arzu**), domiciled at, **1966 Hartford Path, The Villages, Florida**, Republic, usA, NON-DOMESTIC. Unless otherwise stated, I have individual knowledge of matters contained in this Certification of Acceptance of Declaration of Land Patent. I am fully competent to testify with respect to these matters.

I, (**Alan S. Arzu**), am Assignee at Law and a bona fide subsequent Assignee by contract, of a certain legally described portion of LAND PATENT under the original, certified **LAND PATENT Number #7588 Dated February 25th, 1848**, which is duly authorized to be executed in pursuance of the supremacy of treaty law, citation and Constitutional Mandate, herein referenced, whereupon a duly authenticated true and correct lawful description, together with all hereditament, Tenements, pre-emptive rights appurtenant thereto, the lawful and valuable consideration which is appended hereto, and made a part of this, NOTICE OF CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND PATENT.
(SEE ATTACHED STATUTORY WARRANTY DEED)

No claim is made herein that we have been assigned the entire tract of land as described in the original patent. Our assignment of land is inclusive of only the land described herein,

*Lot 2 of Lot 1 of Lot 2 of Lot 1 of Lot 1 of Lot 1 of the
Subdivision of the East 1/2 of the NW 1/4 of Section 20,
Township 89 North, Range 2 East of the 5th P.M., in the City of
Asbury, Iowa, according to the United States Government Survey
and the recorded plats thereof, subject to agreements of record.*

(SEE ATTACHMENT)

This deed and property description satisfies that certain contract for Deed by and between the parties thereto, which contract is dated April 27th, 2022.

The filing of this NOTICE OF CERTIFICATE OF ACCEPTANCE OF SAID DECLARATION OF LAND PATENT shall not deny or infringe on any right/s, privilege, or immunity of any other Heir or Assigns as to any other portion of land covered in the above-described Patent Number #7588 Dated February 25th, 1848. (SEE ATTACHED)

If this duly certified LAND PATENT is not challenged by a lawfully qualified party having a Lawful claim, Lawful lien, Lawful debt, or other Lawful interest in said land having filed a claim in a court of competent jurisdiction at law within **sixty (60) days** from the date of this posting of this NOTICE, then the above-described land shall remain an Allodial Freehold title of the Heir or Assignee.

I, (Alan S. Arzu) claim said Allodial Patent, this Land Patent shall be considered henceforth perfected in my name as an Assignee. I, (Alan S. Arzu) hereby make lawful claim to the FOREVER BENEFIT in my name in said land described above, and all future claims by others against this land shall be forever waived!

If a lawfully qualified Sovereign American individual has a Lawful claim to said title and is challenged, the court must be a court of competent jurisdiction which is the Common law Supreme Court, or any other court of competent jurisdiction (Article III). Any action against a patent by a corporate state or their Respective statutory, Legislative units (i.e., courts) would be an action at law which is outside the venue and jurisdiction of these Article III Courts. There is no law issue contained herein which may be heard in any of the State or federal courts (Article

I/IV), nor can any Court of Equity / Admiralty / Military to set aside, annul, or change a Land Patent. (See; **Corpus Juris Secundum, volume 73(B), Topic of Public Lands, section on Land Patents.**) Quote, **“Nothing in this patent can be changed by either party, nothing can be added nor can anything be deducted” once the patent is issued”**.

Therefore, said land Patent remains unencumbered, free and clear, and without liens or lawful attachment of any kind, and is hereby declared to be private land and private property, not subject to any commercial forums (e.g. UCC. *Etc.*) What so ever.

At Common Law, if after **Sixty (60) days** is stipulated for any challenges hereto and no lawful challenge is presented or otherwise latches or estoppel shall forever bar the same against said Fee Hold Patent (Allodial) land so described herein; assessment lien theory to the contrary, notwithstanding. Therefore, said Certificate of Acceptance of said Declaration of Land Patent, if after **(60) days** from date of posting, if no challenges are brought forth and upheld, perfects this Patent (Allodial) Title in the name so listed above forever.

JURISDICTION

THE REPCIPIENT HERETO IS MANDATED by Article VI, Sec. 3 Clause 2, the 9th and 10th Amendments with reference to the 7th Amendment, enforced under Article III, Sec. 3, Clause I, Article 1 Sec. 10, Clause 1 of the Constitution for the united states of America.

PERJURY JURAT

Pursuant to Title 28 USC Sec.1746 (1) and executed “without the United States” I, (Alan S. Arzu) affirm under penalty of perjury under the laws of the united states of America that the foregoing is true and correct to the best of our belief and informed knowledge. And further deponent saith not. I now affix my autograph of the above affirmations with **EXPLICIT RESERVATION OF ALL MY UNALIENABLE RIGHTS, WITH OUT PREJUDICE** to any of those rights pursuant to UCC 1 - 308 and UCC 1-103.6

Respectfully,

Alan S. Arzu

Alan S. Arzu
Grantee

Dated as of November 17, 2022

Witnessed by Patricia R. Scott
Patricia R. Scott

Witnessed by Nicole R. Schottmiller
Nicole R. Schottmiller

Witnessed by Andres B. Avelar
Andres B. Avelar

Sworn, subscribed, sealed and affirmed to this 17 day November, 2022

Notary Public for State of Florida [Signature]

My commission expires _____



STATE OF IOWA, DUBUQUE COUNTY, SS:
I, John L. Murphy, Recorder of said County
hereby certify that the foregoing is a true and
correct copy of the document as shown by the
records, recorded as
Inst. No. 2022-5502
in said County
Dated this 12th day of September 2022

John L. Murphy
Dubuque County Recorder



Doc ID: 010949400002 Type: GEN
Kind: WARRANTY DEED
Recorded: 04/27/2022 at 01:25:00 PM
Fee Amt: \$17.00 Page 1 of 2
Revenue Tax: \$0.00
Dubuque County Iowa
John Murphy Recorder

File **2022-00005502**

Return To: Alan S. Arzu, 1085 W. Penn Street, North Liberty, IA 52317
Taxpayer: Alan S. Arzu, 1085 W. Penn Street, North Liberty, IA 52317
Preparer: Kevin T. Deeny, 2100 Asbury Road, Suite 2, Dubuque, IA 52001, (563) 582-7980



WARRANTY DEED

For the consideration of Ten Dollar and other valuable consideration, Arzu Asbury, LLC, an Iowa limited liability company, does hereby Convey to Alan S. Arzu the following described real estate in Dubuque County, Iowa:

Lot 2 of Lot 1 of Lot 2 of Lot 1 of Lot 1 of Lot 1 of the Subdivision of the East 1/2 of the NW 1/4 of Section 20, Township 89 North, Range 2 East of the 5th P.M., in the City of Asbury, Iowa, according to the United States Government Survey and the recorded plats thereof, subject to agreements of record.

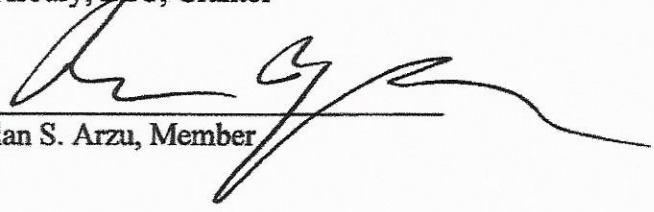
EXEMPT - CONSIDERATION FOR THIS TRANSFER IS LESS THAN \$500.00.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: April 27, 2022

Arzu Asbury, LLC, Grantor

By 
Alan S. Arzu, Member

Alan Arzu
PO Box 284, Oxford, FL 34484

500
1200

Summary of Chain of Title

5061 Asbury Road, Asbury, Iowa

Lot 2 of Lot 1 of Lot 2 of Lot 1 of Lot 1 of Lot 1 of the Subdivision of the East One Half (½) of the NW Quarter (¼) of Section Twenty (20), Township Eighty Nine (89) North, Range Two (2) East of the 5th P.M., in the City of Asbury, Iowa, according to the United States Government Survey and the recorded plats thereof.

USA-Patent# 7588	to	Martin Livermore	February 25, 1848
Martin Livermore	to	William G. Stewart	August 27, 1853
W.G. and Caroline Stewart	to	William Lawther and Richard Bonson	March 11, 1854
William Lawther	to	Richard Bonson	December 22, 1859
Bonson Family	to	William Watts Bonson	September 14, 1904
William Watts Bonson and Ellen E. Bonson	to	John P. Kingsley	January 8, 1910
J.P. Kingsley	to	Sarah J. Kingsley	August 12, 1929
Sarah J. Kingsley	to	Alberta Kingsley	November 5, 1935
Alberta Kingsley	to	Harry M. Ernster	September 9, 1946
Harry M. Ernster and Emma H. Ernster	to	Joseph A. Ernster (1/2 Interest)	February 18, 1949
Joseph A. Ernster and Emma H. Ernster and Harry M. Ernster	to	Charles L. Hamblin and Jean Hamblin	February 2, 1950
Charles L. Hamblin and Jean Hamblin	to	Robert Pregler and Mildred Pregler	January 21, 1952
Robert Pregler and Mildred Pregler	to	Abe Berk	January 21, 1952
Abe Berk	to	Mildred L. Loso formerly known as Mildred L. Pregler	December 27, 1963
Mildred L. Loso formerly known as Mildred L. Pregler	to	Charles F. Schnee and Elaine P. Schnee	September 18, 1964

Charles F. Schnee and Elaine P. Schnee	to Eldon J. Kutsch	October 23, 1964
Eldon J. Kutsch	to Small Wonders Learning Center	May 16, 2005
Raspas, Inc. fka Small Wonders Learning Center, Inc.	to Alan S. Arzu	September 20, 2005
Alan S. Arzu	to Arzu Asbury, LLC	October 19, 2012
Arzu Asbury, LLC	to Alan S. Arzu	April 27, 2022

NOTICE

NOTICE #1

I, (Alan S. Arzu) will set the time, date and place for the review of my documents, no exceptions!

NOTICE #2

This notice is to inform any person who has lawful claim/standing to view this file and/or who wishes to review the complete file on record may do so by requesting an appointment with,

Alan S. Arzu
c/o P.O. Box 284
Oxford, Florida, [34484]
Phone No. 352-530-3967

NOTICE #3

I, Alan S. Arzu, have included my summary of chain of title regarding my land patent.

NOTICE #4

This land patent document file has a total of 10 pages.

NOTICE #5

Failure of any lawful party claiming interest to bring forward a lawful challenge to this **Certificate of Acceptance of Declaration of Land Patent** and the benefit of **Original Land Grant/Patent Forever Benefit**, as stipulated herein, will be leached and estoppel to any and all parties claiming an interest forever.

Failure to make a lawful claim, as indicated herein, within sixty (60) calendar days of this notice, will forever bar any claimant from any claim against my/our Allodial Land Patent estate as described herein and will be Final Judgment.

Dated, November 17, 2022

X Alan S. Arzu
Alan S. Arzu
Grantee

60

CERTIFICATE
No. 7588

THE UNITED STATES OF AMERICA,

To all to whom these Presents shall come, Greeting:

WHEREAS *Martin Livermore of Dubuque County Iowa*

has deposited in the GENERAL LAND OFFICE of the United States, a Certificate of the REGISTER OF THE LAND OFFICE at *Dubuque* whereby it appears that full payment has been made by the said *Martin Livermore*

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An act making further provision for the sale of the Public Lands," for

the East half of the North West quarter of Section Twenty in Township Eighty Nine North of Range Two East of the Fifth Principal Meridian in the District of Lands subject to Sale at Dubuque Iowa containing Eighty acres

according to the official plat of the survey of the said Lands, returned to the General Land Office by the SURVEYOR GENERAL, which said tract has been purchased by the said *Martin Livermore*

NOW KNOW YE, That the United States of America, in consideration of the Premises, and in conformity with the several acts of Congress, in such case made and provided, HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT, unto the said *Martin Livermore*

and to his heirs, the said tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature, thereto belonging, unto the said *Martin Livermore*

and to his heirs and assigns forever.

~~For~~ ~~Witness~~ ~~my~~ ~~hand~~, ~~and~~ ~~the~~ ~~Seal~~ ~~of~~ ~~the~~ ~~President~~ ~~of~~ ~~the~~ ~~United~~ ~~States~~ ~~of~~ ~~America~~, ~~I~~, *James H. Polk*
PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these Letters to be made PATENT, and the SEAL of the GENERAL LAND OFFICE to be hereunto affixed.

GIVEN under my hand, at the CITY OF WASHINGTON, the *Twenty fifth* day of *February* in the Year of our Lord one thousand eight hundred and *forty eight* and of the INDEPENDENCE OF THE UNITED STATES the *Seventy second*

BY THE PRESIDENT: *James H. Polk*
By *J. H. Stephens*
Recorder of the General Land Office

W. H. Laughlin



