

**448.3 Execution and effect of deed.**

1. The deed shall be signed by the county treasurer as such, and acknowledged by the treasurer before some officer authorized to take acknowledgments, and when substantially thus executed and recorded in the proper record in the office of the recorder of the county in which the parcel is situated, shall vest in the purchaser all the right, title, interest, and claim of the state and county to the parcel, and all the right, title, interest, and estate of the former owner in and to the parcel conveyed. However, the deed is subject to all restrictive covenants, resulting from prior conveyances in the chain of title to the former owner, and subject to all the right and interest of a holder of a certificate of purchase from a tax sale occurring after the tax sale for which the deed was issued. The issuance of the deed shall operate to cancel all suspended taxes.

2. In the event that an owner of record or a person in whose name the parcel is taxed establishes that such person was not served with notice of expiration of right of redemption in accordance with [section 447.9](#), then the county treasurer's deed is void, subject to the provisions of [sections 448.15](#) and [448.16](#). If a person entitled to service of notice under [section 447.9](#), other than an owner of record or a person in whose name the parcel is taxed, establishes that such person was not served with notice in accordance with [section 447.9](#), the deed is not thereby rendered invalid. However, the deed is subject to all of the right and interest of such person not served with notice, as provided in [sections 448.15](#) and [448.16](#).

[C51, §503; R60, §784; C73, §897; C97, §1444; C24, 27, 31, 35, 39, §**7286**; C46, 50, 54, 58, 62, 66, 71, 73, 75, 77, 79, 81, §448.3]

[91 Acts, ch 191, §102](#); [95 Acts, ch 57, §22](#); [97 Acts, ch 121, §25](#); [2008 Acts, ch 1050, §1, 2](#)

Referred to in [§420.244](#), [§448.6](#)