

BK: 2020 PG: 1407
Recorded: 4/27/2020 at 12:51:26.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PREPARED BY: Eric F. Turner, PK AT0008054, Turner Law Offices, 1200 Grand Avenue, West Des Moines, IA 50265, (515) 245-9509
TAX STATEMENTS TO: Brad Nord, 1005 Kiowa Avenue, Earlham, IA 50072
RETURN TO: Eric F. Turner, Turner Law Offices, 1200 Grand Avenue, West Des Moines, IA 50265

VERIFIED CLAIM
Pursuant to Iowa Code §614.24 and §614.25

RE: Parcel "A", located in the East Half of the Northeast Quarter of Section 3, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Fractional Quarter of the Northeast Quarter of Section 3, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 0°00'00" West, 97.96 feet along the East line of the Southeast Quarter of the Northeast Quarter of said Section 3; thence South 89°31'34" West, 490.47 feet; thence North 0°22'40" West, 967.98 feet; thence South 82°55'45" East, 500.65 feet to a point on the East line of the Northeast Fractional Quarter of the Northeast Quarter of said Section 3; thence South 0°00'00" West, 804.32 feet along the East line of the Northeast Fractional Quarter of the Northeast Quarter of said Section 3, to the Point of Beginning. Said Parcel contains 10.595 acres, including 0.846 acres of County Road right-of-way

Also described as:

Parcel "A" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.595 acres, as shown in Plat of Survey filed in Book 3, Page 437 on May 12, 1999, in the Office of the Recorder of Madison County, Iowa.

(the foregoing hereinafter referred to as the "Real Estate")

I, Paul D. Hayes, President of JSC Properties, Inc., ("Claimant") state as follows:

1. The Claimant filed a Declaration of Covenants, Conditions, and Restrictions on April 29, 1999, in Deed Record 141, Page 362, of the Madison County, Iowa Recorder with respect to the above-described Real Estate.

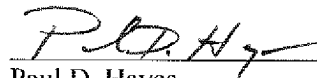
2. The Declaration of Covenants, Conditions, and Restrictions dated April 2, 1999, was re-recorded by Claimant on May 27, 1999, in Deed Record 141, Page 514, of the Madison County, Iowa Recorder to correct the legal description and reflect the date of execution ("Declaration").

3. The Declaration set forth certain covenants, conditions, and restrictions concerning the use and enjoyment of the Real Estate by the owners of the Real Estate.

4. At all material times, including the time of filing of the Declaration until the present time, the Claimant has owned the property bordering upon and surrounding the Real Estate, and the Declaration was intended for the benefit of this Claimant, its successors and assigns. Accordingly, the Claimant has had and continues to hold an interest in the use restrictions set forth in the Declaration.

5. This Verified Claim is being filed for the purpose of, and Claimant hereby provides this notice of, extending the applicability and effect of the Declaration and the covenants, conditions, and restrictions set forth therein, for a further period of twenty-one years from and after April 29, 2020.


6. This Claimant requests the Madison County Recorder to properly record and index this Verified Claim in its books and records and indices.



Paul D. Hayes

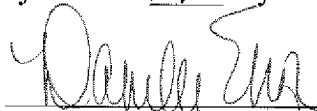
STATE OF IOWA)
) :
COUNTY OF POLK)

I, Paul D. Hayes, being first duly sworn do upon oath depose and state that I am the President of JSC Properties, Inc.; that I have read the above and foregoing Verified Claim and the statements and allegations therein contained are true, as I verily believe.



Paul D. Hayes

Subscribed and sworn to before me by Paul D. Hayes on this 27th day of April, 2020.



Notary Public in and for the State of Iowa

