



Document 2021 4825

Book 2021 Page 4825 Type 06 050 Pages 2

Date 11/24/2021 Time 11:40:17AM

Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2023EF)

✓ **Return To:** Ryan Nicholson, 1417 Walnut St., #203, Des Moines, IA 50309

P218243

**CERTIFICATION OF OWNERS' ASSOCIATION
ASSESSMENTS, DUES OR UNPAID CHARGES**

I, Shannon Hague, being first duly sworn upon my oath, do depose and state that I am the duly authorized agent of **Woodland Valley Estates Association, Inc.**, a homeowners' association.

I hereby certify that there are no unpaid Owners' Association assessments, dues or other amounts currently levied by the Association against the following property as described, to-wit:

Lot Twenty-five (25) of WOODLAND VALLEY ESTATES PLAT NO. 2 SUBDIVISION, located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Locally known as: Lot 25 133rd Ct, Van Meter, IA 50261

Owner of Record: Christopher O. Osore and Natalie A. Osore

The undersigned further certifies that there are currently no pending special assessments, dues or other amounts, which will be levied by said Association but are not yet due and owing.

The undersigned further certifies that the Association hereby consents to the sale or transfers of the above-described property and further relinquishes its right of first refusal to the sale or transfer of this property, if such right has been granted to the Association.

Subject to and together with any and all easements, covenant and restrictions of record.

Dated: 11/19/21

Woodland Valley Estates Association, Inc.

By: Shannon Hegue
Its: WVE HOA Treasurer

STATE OF IOWA)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on this 19th day of November, 2021
by Shannon Hegue, as Treasurer of **Woodland Valley
Estates Association, Inc.**



Ellen Fitzpatrick
Notary Public in and for said State