

BK: 2022 PG: 3618  
Recorded: 12/12/2022 at 3:38:30.0 PM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax:  
LISA SMITH RECORDER  
Madison County, Iowa

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**Preparer:** Justin E. Hayes, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (EXP056)

**Return To:** Justin E. Hayes, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266

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## AFFIDAVIT

I, Tricia Cooperider, being first duly sworn upon my oath, do depose and state that I own a lot neighboring Lot 7 in Juniper Estates. I further state that I retain a shared perpetual easement (hereinafter referred to as "Shared Easement") for purposes of a common private drive and utility access on the shared easement property indicated below. As part of that "Shared Easement" on the below indicated property, certain maintenance payments may be collected for the maintenance and upkeep of the common private drive.

I hereby certify that there are currently no unpaid assessments or unpaid maintenance payments levied against the following property benefitting from the "Shared Easement" as described, to-wit:

**Lot Seven (7) of Juniper Estates, located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-Three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.**

regarding the aforementioned "Shared Easement" for a shared common private drive on the following property as described, to-wit:

**Parcel "E" in the Southeast Quarter of the Southeast Quarter of Section 33, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., and in the Northeast Quarter of the Northeast**

Quarter of Section 4, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, which is a private road and public utilities easement more particularly described as follows:

Beginning at the Southeast Corner of Section 33, Township 77 North Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence along the East line of said Section 33, North 00°21'35" East, 432.50 feet; thence North 89°38'25" West, 46.00 feet; thence South 00°21'35" West, 432.47 feet to the South line of said Section 33; thence South 00°20'56" West, 171.75 feet; thence South 09°15'26" West, 129.11 feet; thence South 00°20'56" West 985.00 feet to the South line of the Northeast Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., thence South 89°49'35" East. 66.00 feet to the Southeast Corner of said Northeast Quarter of the Northeast Quarter; thence along the East line of said Northeast Quarter of the Northeast Quarter, North 00°20'56" East, 1284.07 feet to the Point of Beginning.

The undersigned further certifies that there are currently no unpaid maintenance payments with respect to the above described Land benefitting from the "Shared Easement".

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

*Tricia Cooperrider*

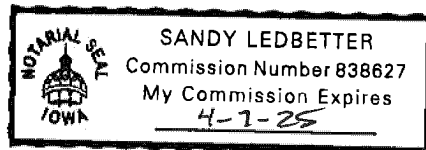
Signature

Tricia Cooperrider

Print Name

STATE OF Iowa )  
 ) ss:  
COUNTY OF Polk )

On this 8<sup>th</sup> day of December, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Tricia Cooperrider.



*S Ledbetter*