



Document 2024 1186

Book 2024 Page 1186 Type 06 009 Pages 3

Date 5/31/2024 Time 2:37:52PM

Rec Amt \$17.00

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**AFFIDAVIT**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 177

Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

James V. McKinney, 480 Sixth St., Waukee, IA 50263-0609, IA 50263, Phone: (515) 987-4578

*gt*

**Taxpayer Information:**

Andrew Michael Hauptmann and Zoe Anne Heuer Hauptmann, 2608 120th Street, VAN  
METER, IA 50261

*E*

**Return Document To:** (name and complete address)

James V. McKinney, P. O. Box 609, 480 Sixth St., Waukee, IA 50263-0609, IA 50263

**Grantor:** Nicholas S. Knight

**Grantee:** The Public

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

*Wfm 150184mon*

## AFFIDAVIT

STATE OF IOWA, COUNTY OF DALLAS, ss:

The undersigned, Nicholas S. Knight, as President of Knight Building Construction, Inc., being first duly sworn on oath, depose and state as follows:

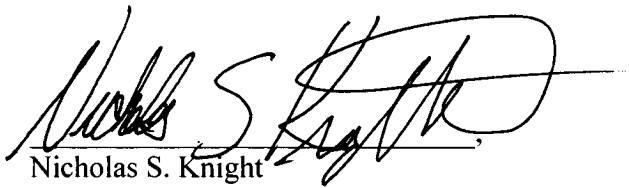
1. This Affidavit pertains to a "Commencement of Work" notice ("referred herein as "Notice") filed with the Mechanic's Notice and Lien Registry of the Iowa Secretary of State filed on February 23, 2022, as MNLR # 031139-0, by Quality Home Enhancements, LLC ("Quality Home") against real property owned by James E. Fitzgerald and Ashley R. Fitzgerald as to the following legal described real property:

Parcel "B" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Amended Plat of Survey filed in Book 3, Page 290 on July 8, 1998 in the Office of the Recorder of Madison County, Iowa.



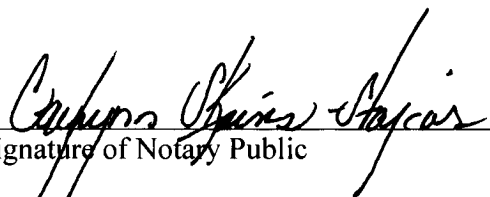
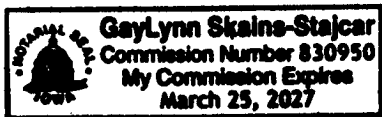
Also locally known as 2608 120<sup>th</sup> St., Van Meter, Iowa.

2. The undersigned, as General Contractor in regard to improvements on the above real property, hired Quality Home to do improvements on the porch of the above property. The same commenced on October 15, 2021.
3. The undersigned further attests that Quality Home last provided labor and/or material on the above real property on December 28, 2021. No further labor or material was provided by Quality Home on the above real property after said December 28, 2021.
4. Quality Home is barred from taking any further action on the above matter, for Iowa Code Section 527.27 states as follows: "Any action to enforce a mechanic's lien shall be brought within two years from the expiration of ninety days after the date of which the last of the material was furnished or the last of the labor was performed".
5. This Affidavit is clear a title objection as to the above stated Notice filed on the above real property.



Nicholas S. Knight  
President of Knight Building Construction, Inc.

Subscribed and sworn to before me this 16<sup>th</sup> day of May, 2024, by Nicholas S. Knight,  
President of Knight Building Construction, Inc.



Signature of Notary Public