

BK: 2024 PG: 1667
Recorded: 7/15/2024 at 9:46:25.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9187ESP)

Return To: Lea M. Gunnell and Rebekah L. Wells, 112th ct., Winterset, IA 50273

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

I, Marc McCartney, Member, being first duly sworn upon my oath, do depose and state that I am the duly authorized agent of **Scenic Ridge Homeowners Association**, 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 Nineteen (19) of Scenic Ridge Subdivision, located in the Northeast Quarter (1/4) of Section Twelve (12) Township Seventy-seven (77), Range Twenty-eight (28) West of the 5th P.M., Madison County.

Locally known as: 112th ct., Winterset, IA 50273

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 transfer 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.

Scenic Ridge Homeowners Association

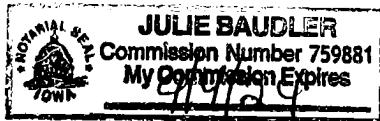
By Marc McCartney, member

Marc McCartney
Printed Name

Member
Title

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on July 10, 2024 by
Marc McCartney as Member of Scenic Ridge Homeowners
Association.



Julie Baudler
Notary Public in and for said State