

BK: 2025 PG: 1819  
Recorded: 7/16/2025 at 2:09:05.0 PM  
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

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Preparer: Jeffrey M. Lamberti, 210 NE Delaware St, #200, Ankeny, IA 50023, (515)964-8777

Return document to: Linda McCoid, 311 North Street W., Winterset

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## **AFFIDAVIT EXPLANATORY OF TITLE**

**Legal:        Lot "C" of the North Street Townhouse Association Regime in Pitzer and Knight's Addition to the City of Winterset, Madison County, Iowa, AND an undivided interest in the common areas and facilities thereof, as provided in the Townhouse Declaration filed in Book 2001, Page 2018 on May 18, 2001 in the Office of the Recorder of Madison County, Iowa (and any supplements and amendments thereto).**

**Address:     311 North Street W., Winterset, Iowa**

I, Dale A. Wambold, Trustee of the Gwendolyn J. Wambold Revocable Trust dated August 25, 2005, being first duly sworn upon our oath, do depose and state that I am now the record titleholder in possession of the above-described real estate.

A Declaration of Covenants, Conditions, Easement and Restrictions was filed on May 18, 2001 in Book 2001, Page 2018 which creates a homeowners association known as the North Street Townhouse Association, Inc., with the authority to levy dues and assessments against the subject property.

The homeowners' association is a legal entity, but is not currently active. During the entire time I have owned the above-referenced property, I have never paid any association dues or assessments. To the best of our knowledge, no dues or assessments have been levied and therefore none are due and owing. There is no entity which is collecting dues or providing certification that there are any dues owing.

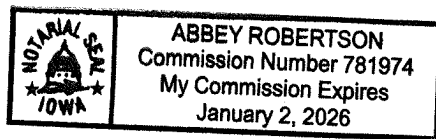
This Affidavit is given pursuant to Iowa Code § 558.8 to explain a defect in the chain of title.

Further the Affiant sayeth naught.

Dale A. Wambold, Affiant  
Dale A. Wambold, Affiant

STATE OF IOWA, COUNTY OF Dallas:

This record was acknowledged before me on July 14, 2025 by Dale A. Wambold.



Abbey Robertson  
Notary