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INDX

ANNO

SCAN

BRANDY MACUMBER. COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (3844ROGI)

**Return To:** Stephen Holmes, 902 W Filmore St, Winterset, IA 50273

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**CERTIFICATION OF OWNERS' ASSOCIATION  
ASSESSMENTS, DUES OR UNPAID CHARGES AND RELEASE  
OF RIGHT OF FIRST REFUSAL**

I, Ad Beer, being first duly sworn upon my oath, do depose and state that I am the duly authorized agent of **Waters Edge Townhomes Owners' 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 Seven B (7B) of Corkrean & Watts Addition, Plat No. 5, an Addition to the  
City of Winterset, Madison County, Iowa;**

**Locally known as: 902 W Filmore Street, 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.

Waters Edge Townhomes Owners'  
Association, Inc.

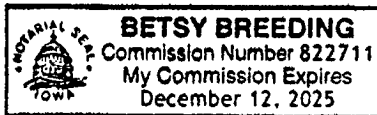
By: Rod Beem

Rod Beem  
Printed Name

President  
Title

STATE OF IOWA )  
COUNTY OF MADISON ) ss:

This record was acknowledged before me on JULY 31, 2025 by  
ROD BEAM as PRESIDENT of Waters Edge Townhomes Owners'  
Association, Inc.



Betsy Breeding  
Notary Public in and for said State