

BK: 2025 PG: 3099
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Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9735RSS)
Return To: John Hansen, 501 Bentler St, Houghton, IA 52631

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

I, Matt Hudson, being first duly sworn upon my oath, do depose and state that I am the duly authorized agent of **Lighthouse Homeowners Association**.

I hereby certify that there are no unpaid Owners' Association assessments, dues or other amounts currently levied by the Association through and including the month of November, 2025 against the following property as described, to-wit:

Lot Two (2) of WALNUT COVE ESTATES SUBDIVISION PLAT NO. 1, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77), Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Owner of Record: Adam Van Wyk and Graciela Van Wyk

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 transfers 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.

Dated: 11/3/25

Lighthouse Homeowners Association,

By: Matt Hudson

STATE OF Iowa)
COUNTY OF Polk)ss:

This record was acknowledged before me on November 3, 2025, by Matt Hudson
as Manager of **Lighthouse Homeowners Association**.

Notary Public in and for said State

