

BK: 2025 PG: 51  
Recorded: 1/7/2025 at 1:15:49.0 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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This instrument prepared by:  
ANDI DYER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:  
DEREK JUHL, 1419 WILLOW COURT, CUMMING, IA 50061

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

Legal: Lot Eleven (11) of Walnut Cove Estates Subdivision, Plat No. 1, located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Address: 1419 Willow Court, Cumming, IA 50061

I, Ann Dunahoo, being first duly sworn upon my oath, do depose and state that I am the duly authorized agent of **Lighthouse Homeowners Association**, a homeowners' association.

I hereby certify that there are no unpaid assessments, dues, or other amounts currently levied by the Association against the above-described real estate through the month of December, 2024.

The undersigned further certifies that there are currently no pending assessments, dues, or other amounts which will be levied by the Owner's Association, but which are not yet due and owing.

The undersigned further certifies that the Owner's 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 is provided in the Articles of Incorporation of the Owners' Association.

Further this Affiant sayeth naught.

STATE OF IOWA )  
COUNTY OF POIK ) SS:

On this 17 day of December, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared Ann Dunahoo, to me known and who being by me duly sworn, did say that the person is the Secretary of said corporation; that no seal has been procured by the corporation; and that this instrument was signed on behalf of the corporation by authority of its Board of Directors and the said officer acknowledged the execution of this instrument to be the voluntary act and deed of the corporation, by it voluntarily executed.

[Signature]  
Notary Public in and for said State

Dated: December 17, 2024

Lighthouse Homeowners Association  
A corporation by:

[Signature]

Ann Dunahoo

PRINT NAME OF SIGNATORY

