

BK: 2026 PG: 67  
Recorded: 1/8/2026 at 1:34:01.0 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 DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:  
JEFFREY KRAMER AND CAROL KRAMER, 6625 PECKHAM STREET, JOHNSTON, IA 50131

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

Legal: Lot Twenty (20) of Scenic Ridge Subdivision, located in the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Address: Lot 20 112th Court, Winterset, IA 50273

I, Marc H. Cartney, being first duly sworn upon my oath, do depose and state that I am the duly authorized agent of **Scenic Ridge Homeowners Association, Inc.**, 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 January, 2026.

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.

<p>STATE OF <u>Iowa</u> )  COUNTY OF <u>Madison</u> ) SS:</p> <p>On this <u>6<sup>th</sup></u> day of <u>January</u>, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared <u>Marc McCartney</u>, to me known and who being by me duly sworn, did say that the person is the <u>Member</u> 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.</p> <p><u>Julie Baudler</u>  Notary Public in and for said State</p>	<p>Dated: <u>Jan 6</u>, 2026</p> <p>Scenic Ridge Homeowners Association, Inc.  A corporation by:</p> <p><u>Marc McCartney</u>  <u>Member</u>  <u>Marc McCartney</u>  PRINT NAME OF SIGNATORY</p>
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