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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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Document: Affidavit Explanatory of Title

Prepared by: Scott A Hall, 303 Locust Street, Ste 400, Des Moines, IA 50309
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Sent Tax Statement to:

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Return/Send tax statements to:

STATE OF IOWA)
)SS.
COUNTY OF POLK)

AFFIDAVIT EXPLANATORY OF TITLE


Re: LEGAL DESCRIPTION.

Locally known as: 1405 Tree Line Ct, Van Meter, IA 50261

I, Douglas Redenius, President of Exclusive Properties, LLC being first duly sworn and placed upon my oath, most solemnly and sincerely depose and state as follows:

1. Timber Ridge Estates of Madison County Homeowners Association, Inc. is the owner of Lot 17, in Timber Ridge Estates Subdivision, currently bearing Madison County Parcel No. 031012920170000, which contains the development's pond and surrounding areas.
2. Douglas Redenius currently serves as President of the Board of Directors of Timber Ridge Estates of Madison County Homeowner's Association, Inc.
3. As long as Douglas Redenius is President of the Homeowner's Association, Lot 17 in Timber Ridge Estate Subdivision shall not be subdivided nor developed for residential or commercial purposes, nor shall any permanent structures be built.
4. At such a time when Douglas Redenius waives his right to be the sole voting member of the Board of Directors, a new Board of Directors, comprised of existing lot owners, will then control any changes to Lot 17.

This Affidavit is being filed to clear any perceived cloud on title to the real property reference herein. AND FURTHER, affiant sayeth naught.



Douglas Redenius, President, Affiant

Subscribed and sworn to before me this 16 day of August, 2014.

 _____, Notary Public

