

BK: 2018 PG: 1459
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Fee Amount: \$17.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

VERIFIED CLAIM

**PREPARED BY AND
RETURN TO:**

Joanna B. Wilson
Iowa Finance Authority
2015 Grand Avenue
Des Moines, IA 50312
(515) 725-4900

GRANTOR/CLAIMANT: Iowa Finance Authority

GRANTEE: See Page 2

LEGAL DESCRIPTION: LISTED ON **EXHIBIT A AT PAGE 3**

DOCUMENT OR INSTRUMENT NUMBER OF PREVIOUSLY RECORDED DOCUMENTS:

Declaration of Land Use Restrictive Covenants for Affordable Housing Tax Credits filed of record
December 21, 1998 in Book 62 at Page 837, amended by document filed of record February 20, 2001 in Book 2001
at Page 559

PROJECT NAME: Candle Ridge Apts **AND NUMBER:** 98-62

VERIFIED CLAIM

This VERIFIED CLAIM (this "Claim") is made this 9th day of May, 2018, by the Iowa Finance Authority, a public agency of the State of Iowa, (the "Claimant").

WHEREAS, Winterset IV, L.P. is the current owner of a rental housing development (the "Project") located on the land described in Exhibit A hereto (the "Project Land") in the City of Winterset, County of Madison, State of Iowa; and

WHEREAS, the Claimant made an allocation of low-income housing tax credits to the Project under Section 42 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder (the "Code") and in consideration thereof, Winterset IV, L.P., and its successors and assigns, executed a Declaration of Land Use Restrictive Covenants for Affordable Housing Tax Credits to create certain regulatory and restrictive covenants running with the Project Land and the Project thereon for the purpose of enforcing the requirements of Section 42 of the Code and the occupancy restrictions by regulating and restricting the use, occupancy and transfer of the Project and the Project Land as set forth therein, dated December 14, 1998, and filed of record December 21, 1998, in Book 62 at Page 837, amended by document filed of record February 20, 2001, in Book 2001 at Page 559, of the Official Records of Madison County, Iowa Recorder's Office (the "LURA").

NOW THEREFORE, in accordance with the Code and Iowa Code Sections 614.24 and 614.25, Claimant hereby claims all rights and privileges arising out of the Code and Iowa Code Sections 614.24 and 614.25 as they relate to the LURA benefitting the public and restricting the use, occupancy and transfer of the Project and the Project Land as established pursuant to the LURA commencing January 1, 2001 through the present and continuing until the expiration of the Compliance Period and Extended Use Period, unless terminated sooner pursuant to Section 6 of the LURA.

IN WITNESS WHEREOF, Claimant has caused this Verified Claim to be executed by its duly authorized officer.

IOWA FINANCE AUTHORITY

BY: Mark Thompson
Mark Thompson, its General Counsel

Date: May 9, 2018

IOWA FINANCE AUTHORITY ACKNOWLEDGEMENT

STATE OF IOWA)
)ss:
COUNTY OF POLK)

On this 9th day of May, 2018, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Mark Thompson, to me personally known, who being by me duly sworn, did say that he is the General Counsel for the Iowa Finance Authority, the public agency of the State of Iowa executing the within and foregoing instrument; and that said Mark Thompson, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said agency by it and by him voluntary executed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Marilee Mitchell
Notary Public in and for the State of Iowa
(SEAL)



Exhibit A

LEGAL DESCRIPTION

The South Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except Lot One (1) of Northwest Development Plat-2, said Lot One (1) more particularly described as: Commencing at the North Quarter Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" 394.06 feet along the West line of the Northeast Quarter (1/4) of said Section Thirty-six (36); thence South 90°00'00" East 50.00 feet to the Point of Beginning; thence South 00°00'00" 270.00 feet; thence South 89°43'03" East 300.00 feet along the North line of the Northwest Development Plat 1; thence North 00°00'00" 270.00 feet; thence North 89°43'03" West 300.00 feet to point of Beginning, said excepted parcel of land containing 80,999 square feet.