

Prepared by: Matthew J. Hektoen, Simmons Perrine Moyer Bergman, PLC, (319) 366-7641
Return to: 115 3rd Street SE, Suite 1200, Cedar Rapids, Iowa 52401 and Facsimile (319) 366-1917

Assessment Lien

I, Larry Lehman, being duly authorized to act on behalf of Turtle Creek Heights Association (the "*Association*") pursuant to the Turtle Creek Heights Association Agreement, executed September 9, 2008, recorded with the Delaware County Recorder at Book 2008, Page 2857 (the "*Agreement*"), with such Association established to regulate certain affairs of the Turtle Creek Heights Addition to Delaware County, Iowa ("*Turtle Creek*"), state that the following is true to the best of my knowledge:

1. The Agreement provides that residents of Turtle Creek shall pay fair and reasonable assessments for road maintenance, repair, and snow removal from a common road. The Association made multiple assessments for this purpose against the following-described property (the "*Property*"):

Lot Eleven (11) of Turtle Creek Heights Addition to Delaware County, Iowa, according to plat recorded in Book 2 Plats, Page 190; also all lake frontage running to the middle of Delhi Lake abutting said Lot Eleven (11), lying between the extension of the North line of said Lot Eleven (11) and the extension of the South line of said Lot Eleven (11), said extensions more specifically described as follows: The extension of the South line of Lot Eleven (11) is a line beginning at the Southwest corner of Lot Eleven (11), then extending the South line of Lot Eleven (11) Westerly to the shoreline, thence continuing in a Northwesterly direction to a point in the line forming the middle of Delhi Lake, wherein the line from the shoreline to the point where it intersects with the middle of Delhi Lake forms a 90 degree angle the line forming the middle of Delhi Lake; the extension of the North line of Lot Eleven (11) is a line beginning at the Northwest corner of Lot Eleven (11), then extending the North line of Lot Eleven (11) Westerly to the shoreline, thence continuing in a Northwesterly direction to a point in the line forming the middle of Delhi Lake, wherein the line from the shoreline to the point where it intersects with the middle of Delhi Lake forms a 90 degree angle with the line forming the middle of Delhi Lake.

2. That Dave Sutton is the owner of the Property and has certain unpaid assessments in the amount of \$2,927.12.

3. That the Association asserts a lien against the Property for \$2,927.12. This amount shall increase on a monthly basis for interest as allowable under the Agreement and applicable law.

Turtle Creek Heights Association

Larry Lehman 6-28-2021
Larry Lehman Date
President

State of Iowa, County of Linn, ss:

Signed and sworn before me this 28 day of June 2021 by Larry Lehman, as President of Turtle Creek Heights Association

Karen M. Cain
Notary Public in and for Iowa
My Commission Expires: Oct. 29, 2023

