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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**VERIFIED CLAIM
REGARDING THE RESTRICTIVE COVENANTS
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Martin M. Sunds and Beth A. Sunds, 2312 132nd Ct, Van Meter, IA 50261

✓ **Return Address:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Legal Description: Lot Nine (9) of Prairie Ridge Estates located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office.

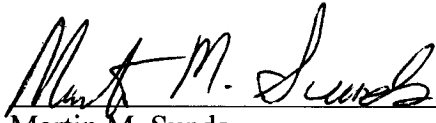
Document or instrument number if applicable:

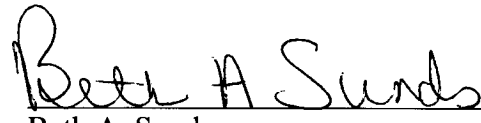
VERIFIED CLAIM
REGARDING THE RESTRICTIVE COVENANTS FOR
PRAIRIE RIDGE ESTATES SUBDIVISION

Martin M. Sunds and Beth A. Sunds, Lot Owners of Prairie Ridge Estates Subdivision, pursuant to Iowa Code Section 614.24, hereby file this Verified Claim Regarding the Declaration of Covenants, Conditions and Restrictions for Prairie Ridge Estates Subdivision for the purpose of preserving the right and of extending the time, for an additional twenty-one (21) years, to bring an action to enforce the use restrictions, covenants, conditions, restrictions, and servitudes upon each of the lots in Prairie Ridge Estates Subdivision as provided for and set forth in the Declaration of Covenants, Conditions and Restrictions for Prairie Ridge Estates Subdivision. The plat and Declaration of Covenants, Conditions and Restrictions for Prairie Ridge Estates Subdivision, containing Lots 1 through 24 was filed of record with the Madison County Recorder on the 2nd day of May 2002, in Book 2002, Page 2126 and amended in an Amendment filed July 10, 2002, in Book 2002, Page 3343 of the Recorder's Office of Madison County, Iowa.

The Claimants, Martin M. Sunds and Beth A. Sunds hold a present fee simple interest in Lot 9 in Prairie Ridge Estates Subdivision by virtue of Warranty Deed filed of record with Madison County Recorder on September 22, 2008, in Book 2008, Page 2848. By this Verified Claim, we hereby preserve the right and extend for an addition twenty-one (21) years the time to bring an action to enforce the use restrictions, covenants, conditions, restrictions, and servitudes upon all of the lots in Prairie Ridge Estates Subdivision as set forth in the above-described Declaration of Covenants, Conditions and Restrictions for Prairie Ridge Estates Subdivision.

IN WITNESS WHEREOF the undersigned Claimants, Martin M. Sunds and Beth A. Sunds, have executed this Verified Claim Regarding the Declaration of Covenants, Conditions Restrictions for Prairie Ridge Estates Subdivision on this 21st day of September, 2022.


Martin M. Sunds


Beth A. Sunds

STATE OF IOWA)

) ss:

COUNTY OF MADISON)

On this 21st day of September, 2022, before me the undersigned, a Notary Public in and for the State of Iowa personally appeared Martin M. Sunds and Beth A. Sunds, who executed the foregoing Verified Claim Regarding the Declaration of Covenants, Conditions and Restrictions for Prairie Ridge Estates Subdivision and acknowledge that they executed the same as their voluntary act and deed.


Signature of Notary Public

