

BK: 2024 PG: 1273  
Recorded: 6/10/2024 at 9:48:19.0 AM  
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

---

**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9102ESP)

**Return To:** Mitchell Woods and Ana Woods, 7097 Hwy 28 Norwalk 50211

---

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

I, Marc McCarty, 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 Owners' Association assessments, dues or other amounts currently levied by the Association against the following property as described, to-wit:

**Lot Twelve (12) 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.**

**Locally known as: Lot 12 114th Ct, WINTERSET, IA 50273**

The undersigned further certifies that there are currently no pending special assessments, dues or other amounts, which will be levied by said Association but are not yet due and owing.

The undersigned further certifies that the 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 has been granted to the Association.

Subject to and together with any and all easements, covenant and restrictions of record.

Scenic Ridge Homeowners Association, Inc.

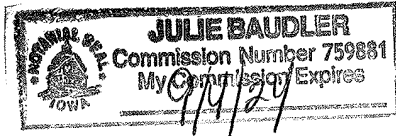
By Marc McCartney - member

Marc McCartney  
Printed Name

Member  
Title

STATE OF Iowa )  
COUNTY OF Madison ) ss:

This record was acknowledged before me on June 5, 2024 by  
Marc McCartney as Member of Scenic Ridge Homeowners  
Association, Inc.



Julie Baudler  
Notary Public in and for said State