

BK: 2024 PG: 2815  
Recorded: 11/19/2024 at 12:35:49.0 PM  
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

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This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 259-9327

Mail tax statements to:

TITAN AND LAUREN IMMEL, 2164 – 114<sup>th</sup> Court, Winterset, Iowa 50273

File #ISS (dmf)

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

Legal: Lot Nine (9) of SCENIC RIDGE SUBDIVISION, located in the Northwest Quarter (¼) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM., Madison County, Iowa

Address: 2164 – 114<sup>th</sup> Court, Winterset, Iowa 50273

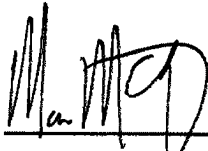

I, Marc McCartney, being first duly sworn upon my oath, do depose and state that I am the duly authorized agent of **Scenic Ridge Homeowners' Association, Inc.**, a homeowners' association.

I hereby certify that there are no unpaid assessments, dues, or other amounts currently levied by the Association against the above-described real estate through the month of November - 24.

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

The undersigned further certifies that the Owner's 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 is provided in the Articles of Incorporation of the Owners' Association.

Further this Affiant sayeth naught.

STATE OF IOWA ) COUNTY OF <u>Madison</u> )	Dated: <u>11.7</u> , 2024
SS: On this <u>7<sup>th</sup></u> day of <u>November</u> , 2024, before me the undersigned, a Notary Public in and for said State, personally appeared <u>Marc McCortney</u> , to me known, and who being by me duly sworn, did say that the person is the <u>member - Scenic Ridge LLC</u> of said corporation; that no seal has been procured by the corporation; and that this instrument was signed on behalf of the corporation by authority of its Board of Directors and the said officer acknowledged the execution of this instrument to be the voluntary act and deed of the corporation, by it voluntarily executed.	SCENIC RIDGE HOMEOWNERS' ASSOCIATION, INC. a corporation by:  <u>Marc McCortney</u> PRINT NAME OF SIGNATORY
 Notary Public in and for said State	

**MATTHEW E COLE**  
Commission Number 801202  
My Commission Expires 11/17/2026