

BK: 2025 PG: 2023  
Recorded: 8/1/2025 at 2:56:27.0 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:  
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:  
BENJAMIN ELISEO ANGELES, ~~2814 LONG AVE~~, VAN METER, IA 50261

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*29175 365th St.*  
**CERTIFICATION OF OWNERS' ASSOCIATION  
ASSESSMENTS, DUES, OR UNPAID CHARGES**

Legal: **Lot One (1) 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**

Address: **Lot 1 114th Court, Winterset, IA 50273**

I, Nick McCulley, 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 July,  
2025.

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 Virginia )  
 ) SS:  
COUNTY OF Roanoke City )

On this 1st day of August, 2025, before me the undersigned, a Notary Public in and for said State, personally appeared Nick McCulley, to me known and who being by me duly sworn, did say that the person is the Authorized Signer 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.

Katherine Ann Marin

Notary Public in and for said State

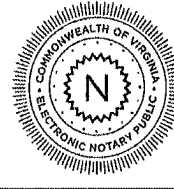
Dated: 08/01/2025, 2025

Scenic Ridge Homeowners Association, Inc.  
A corporation by:

Nick McCulley

Nick McCulley, Authorized Signer

PRINT NAME OF SIGNATORY



KATHERINE ANN MARIN

REGISTRATION NUMBER

7718208

COMMISSION EXPIRES

November 30, 2028

Notarized remotely online using communication technology via Proof.