

BK: 2026 PG: 1284  
Recorded: 5/7/2026 at 2:37:22.0 PM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**AFFIDAVIT OF NO OBJECTION  
LOT TIE / PARCEL COMBINATION**

**Preparer Information:**

Woodland Valley Estates Association, Inc.  
PO Box 109  
Van Meter, IA 50261  
515-244-2600

**Taxpayer and Return Document To:**

Michael J. Nichols and Desiree A. Nichols  
3020 133<sup>rd</sup> Court  
Van Meter, IA 50261

**Legal Description:**

**Document or instrument number of previously recorded documents: Book 2026 Page 991**

**AFFIDAVIT OF NO OBJECTION  
LOT TIE / PARCEL COMBINATION**

**Prepared By:**

Woodland Valley Estates Association, Inc.  
PO Box 109  
Van Meter, IA 50261  
woodlandvalleyestatesia@gmail.com

**Return To After Recording:**

Michael J. Nichols and Desiree A. Nichols  
3020 133rd Ct  
Van Meter, IA 50261

**STATE OF IOWA            )**  
                                  **) ss.**  
**COUNTY OF MADISON        )**

I, Joshua Kaiser, being first duly sworn on oath, state as follows:

1. I am the President of Woodland Valley Estates Association, Inc. (the "Association"), and I am authorized to make this Affidavit on behalf of the Association.
2. The Association is the governing homeowners' association for Woodland Valley Estates Subdivision in Madison County, Iowa.
3. The Association previously reviewed a request submitted by Michael J. Nichols and Desiree A. Nichols, owners of Lot 27, Woodland Valley Estates, located at 3020 133rd Ct, Van Meter, Iowa 50261, regarding a proposed lot tie / parcel combination between Lot 27 and adjoining property located south of the subdivision boundary.
4. The Board of Directors of Woodland Valley Estates Association, Inc. issued a conditional approval letter dated September 22, 2025, allowing the requested lot tie subject to conditions set forth in that letter.

5. A survey titled "Plat of Survey: Boundary Adjustment," prepared by Chad A. Daniels of Daniels Land Surveying, and recorded in the Madison County, Iowa Recorder's Office on April 8, 2026, in Book 2026, Page 991, depicts the referenced lot tie / parcel combination.


6. The Association hereby affirms that it has no objection to the lot tie / parcel combination as shown on the above-referenced recorded survey.

7. The Association further affirms that the tied acreage outside the platted Woodland Valley Estates subdivision shall not become subject to the Association's covenants, assessments, voting rights, or governance, and Lot 27 shall remain a single lot for all Association purposes.


8. This Affidavit is executed for the purpose of recording the Association's position in the Madison County land records and to prevent future disputes regarding the lot tie described above.

9. This Affidavit and the Association's position stated herein shall be binding upon and inure to the benefit of the Association and all present and future owners of the affected parcels, and shall apply to any subsequent conveyance, transfer, or change in ownership of Lot 27 or the adjoining tied parcel.

FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
Joshua Kaiser, President  
Woodland Valley Estates Association, Inc.  
On behalf of the Board of Directors

Subscribed and sworn to before me this 21<sup>st</sup> day of April, 2026.

  
\_\_\_\_\_  
Notary Public in and for the State of Iowa

My Commission Expires: August 11, 2028

