

BK: 2026 PG: 574  
Recorded: 3/4/2026 at 3:18:18.0 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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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6158ROGI)

**Return To:** John S. Gaspari, 1694 McBride Ridge Court, Winterset, IA 50273

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**CERTIFICATION OF OWNERS' ASSOCIATION  
ASSESSMENTS, DUES OR UNPAID CHARGES AND RELEASE  
OF RIGHT OF FIRST REFUSAL**

I, Erin Smith, being first duly sworn upon my oath, do depose and state that I am the duly authorized agent of **McBride Ridge Owners' 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 Two (2) of COUNTRY ESTATES WEST located in the Southeast Quarter (1/4) and in the Southwest Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;**

**Locally known as: 1694 McBride Ridge Court, 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.

