

BK: 2026 PG: 871
Recorded: 3/30/2026 at 10:59:33.0 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

SPACE ABOVE THIS LINE FOR RECORDER

Return To: Noah H. Ridgway, 4401 Westown Parkway, Suite 300, West Des Moines, IA 50266
Preparer: Noah H. Ridgway, 4401 Westown Parkway, Suite 300, West Des Moines, IA 50266, Tel: (515) 284-5001

AFFIDAVIT OF DELINQUENCY

STATE OF IOWA, COUNTY OF Madison, ss:

I, Amber Thomas, being first duly sworn on oath, depose and state as follows:

1. I am the duly authorized Treasurer for Woodland Valley Estates Association, Inc., an Iowa nonprofit corporation (the "Association"), and I am authorized to make this Affidavit on behalf of the Association.
2. The ~~real~~ property that is the subject of this affidavit is owned by Dean P. Scieszinski (the "Owner") and is legally described as follows:

Lot 7 of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20), Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).

Locally known as: 2995 133rd Ct., Van Meter, IA 50261

(the "Property").

3. The Property is subject to that certain Declaration of Association filed on December 27, 2004 in the Madison County Recorder's Office in Book 2004 at Page 6107, as amended (the "Declaration").
4. Pursuant to the Declaration, the Owner is obligated to pay assessments and other charges levied by the Association, together with any applicable interest, attorneys' fees, and costs related to the collection of assessments not paid when due.
5. The Owner has failed to pay assessments when due. As of the date of this Affidavit, the total amount due and owing to the Association is **\$3,169.17**, consisting of:

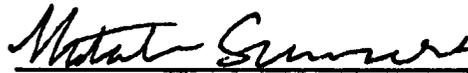
Unpaid assessments: \$2,000.00
Interest: \$595.00
Attorneys' fees: \$552.50
Collection costs: \$15.00
Mailing costs: \$6.67

6. Pursuant to the Declaration, the outstanding amount due to the Association constitutes a lien upon the Property. This lien shall remain in effect until all amounts due are paid in full.
7. This Affidavit is made for the purpose of providing public notice of the delinquency and the existence of the Association's lien on the Property.
8. The Association reserves all rights and remedies available under the Declaration, Iowa law, and otherwise, including but not limited to the right to foreclose the lien.



Amber Thomas

Signed and sworn to (or affirmed) before me on March 27, 2026, by Amber Thomas, Treasurer of Woodland Valley Estates Association, Inc.



Notary Public

