

Recorded: 5/30/2023 at 8:26:13.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax:
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 202300026296
BK: 19487 PG: 511

VERIFIED CLAIM OF INTEREST UNDER IOWA CODE §614.24
Recorder's Cover Sheet

Preparer Information: Benjamin D. Bruner
699 Walnut Street, Suite 1600,
Des Moines, IA 50309
Telephone: (515) 244-2600

Return Address: Benjamin D. Bruner
699 Walnut Street, Suite 1600,
Des Moines, IA 50309
Telephone: (515) 244-2600

Grantors: Twin Gates Owners Association, Inc

Grantees: The Public and all Owners of Lots in Twin Gates Plats 1 and 2
Area A

Legal Description: See Exhibit A

Document or instrument number if applicable:

**VERIFIED
CLAIM OF INTEREST
UNDER
IOWA CODE §614.24**

TO ALL OWNERS OF LOTS IN TWIN GATES PLATS 1 AND 2 AREA A:

KNOW ALL MEN BY THESE PRESENTS, that we, the members of the Board of Directors of the Twin Gates Owners Association, Inc., which is charged with the enforcement of the restrictive covenants affecting Twin Gates Plats 1 and 2 Area A, and in our individual capacity as lot owners in Twin Gates Plats 1 and 2 Area A, do hereby claim an equitable property interest in and to the use restrictions appearing in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TWIN GATES PLAT 1 AREA A dated May 9, 2002 (as amended) and recorded in Book 9219, Page 842 with the Polk County recorder on July 9, 2022 as amended by a First Amendment (the "First Amendment") recorded in Book 9888 at Page 17 of said records, by a Second Amendment (the "Second Amendment") recorded in Book 10483 at Page 17 4 of said records, and by Third Amendment (the "Third Amendment") recorded in Book 11318 at Page 123, and is supplemented by First Supplemental Declaration of Covenants, Conditions and Restrictions for Twin Gates Plats 1 and 2 Area A (the "First Supplemental Declaration") recorded in Book 9921 at Page 855 of the said records (the original Declaration as so amended and supplemented hereinafter referred to as "The Declaration").

Said interests were acquired on the dates set forth in said covenants and/or on the respective dates each acquired title to their respective lot in Twin Gates Plats 1 and 2 Area A. This claim is being filed on behalf of the Undersigned and all lot owners in the Twin Gates Plats 1 and 2 Area A subdivision, and related to land more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE
INCORPORATED HEREIN**

The claims made herein are made under and by virtue of Iowa Code §614.24, for the purpose of preserving the beneficial interests of the undersigned and all lot owners in Twin Gates Plats 1 and 2 Area A in and to said covenants and the corresponding right to enforce said covenants.

The undersigned hereby verify that this Claim was made at their direction and that the statements contained therein are true and correct as they verily believe and further that the statements contained herein are their voluntary act and deed.

Dated: May 22, 2023.

TWIN GATES OWNERS ASSOCIATION, INC.

By: *Smsmajd*
Name: Shirley Smajd
Title: Director, President and Lot Owner

By: *Robyn Weatherly*
Name: Robyn Weatherly
Title: Director, Secretary and Lot Owner

By: *J. Smith*
Name: Jay Smith
Title: Director, Vice President and Lot Owner

STATE OF IOWA)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on MAY 22, 2023 by Shirley Smajd, as Director and President of Twin Gates Owners Association, Inc. and as Lot Owner.



[Signature]
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on MAY 22, 20223 by Robyn Weatherly, as Director and Secretary of Twin Gates Owners Association, Inc. and as Lot Owner.

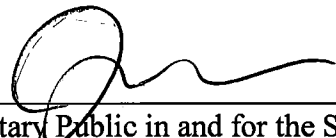


[Signature]
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on MAY 22, 2023 by Jay Smith, as Director and Vice President of Twin Gates Owners Association, Inc. and as Lot Owner.





Notary Public in and for the State of Iowa

EXHIBIT A

Lots 33 through 53, Lots 38A, 39A, 40A, 41A, 48A, 49A, 50A, and Outlots V, X, Y and Z in Twin Gates Plat 1, Lots 54A, 55A, 56A, 57A, 58A, 59A, 54B, 55B, 56B, 57B, 58B, 59B, 54C, 55C, 56C, 57C, 58C, 59C, Lots G1 through G18 and Outlot Z, all in Twin Gates Plat 1 Replat, an Official Plat, and Lots 43 through 62, Lots 63A, 64A, 65A, 66A, 63B, 64B, 65B, 66B, 63C, 64C, 65C, 66C, Lots G43 through G54 and Outlot Z of Twin Gates Plat 2, an Official Plat, all now included in and forming a part of the City of Ankeny, Polk County, Iowa;