



Document 2022 3267

Book 2022 Page 3267 Type 06 039 Pages 2
Date 11/14/2022 Time 8:20:14AM
Rec Amt \$12.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ Prepared by and Return to: Kyle A. Weber, PO Box 230, Winterset, IA 50273; 515-462-3731

COVENANT AND AGREEMENT TO HOLD AS ONE PARCEL

The undersigned hereby certify that Trenton McNair, (hereinafter "Owner") is the owner of real property in Madison County, Iowa, legally described as follows:

A parcel of land located in the Northwest Quarter (¼) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Northwest corner of said Section 28; thence N 00°30'08" East a distance of 183.00' to the Point of beginning; thence S 83°45'11" West a distance of 199.52'; thence N 03°09'11" West a distance of 46.69'; thence N 84°41'49" East a distance of 202.15'; thence S 00°30'08" West a distance of 43.59' to the Point of beginning. Containing 0.207 acres including 0.036 acres of county road right of way easement.

AND,

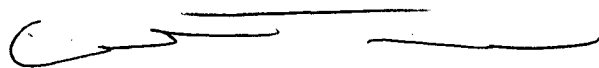
A tract of land in the Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing .803 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 82 on September 18, 1987 in the records of the Recorder of Madison County, Iowa.

The Owner agrees and covenants with Madison County, Iowa, that the above legally described properties shall be held as one Parcel and no portion, at any time in the future, shall be sold separately except in accordance with the Madison County Subdivision and Zoning Ordinances.

This Covenant and Agreement shall run with the above-described land and shall be

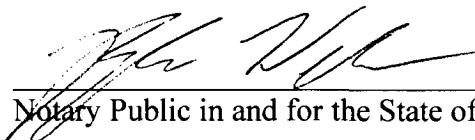
binding upon the Owner, future owners, their successors, heirs and assigns and shall continue in effect until released by the authority of Madison County, Iowa, upon written submittal of a request, applicable fees and evidence that this Covenant and Agreement is no longer required by law.

Owner shall be allowed to do a Subdivision or Replat of this property in accordance with the Madison County Subdivision and Zoning Ordinance.



Trenton McNair

Subscribed and sworn to before me by the said Trenton McNair, this 4 day of November, 2022.



Notary Public in and for the State of Iowa