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BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Prepared by and return to: Mark L. Smith, PO Box 230, Winterset, IA 50273; (515) 462.3731

**COVENANT AND AGREEMENT TO
HOLD AS ONE PARCEL**

The undersigned hereby certifies that Dennis R. Guttenfelder, (hereinafter "Owner") is the owner of real property in Madison County, Iowa, legally described as follows:

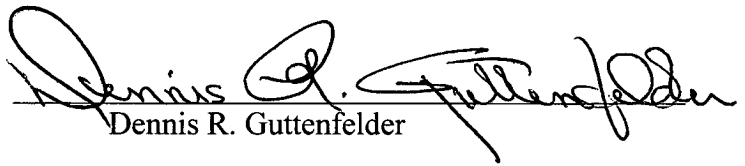
See Attached Exhibit "A" Legal Description

See Attached Exhibit "B" Legal Description

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.

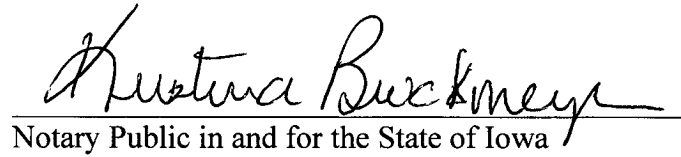
This Covenant and Agreement shall run with the above-described land and shall be binding upon the Owner, future owners, their successors, heirs and assigns and shall continue in effect until released by the authority of Madison County, Iowa, upon written submittal of a request, applicable fees and evidence 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 and the Patterson Zoning Regulations.


Dennis R. Gutfenfelder

Date: July 9, 2025

Subscribed and sworn to before me by the said Dennis R. Gutfenfelder, this 9 day of
July, 2025.


Notary Public in and for the State of Iowa

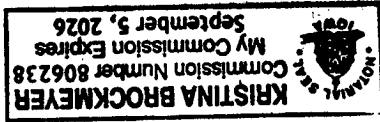


Exhibit "A" Legal Description

A tract of land described as follows, to-wit: Commencing at a point 658.9 feet South and 130.4 feet East of the Northwest corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence continuing East 126.3 feet, thence South 163.4 feet, thence West 126.3 feet, thence North 163.4 feet to the Point of beginning, and subject to easements of record, and containing 0.5 acres more or less.

EXHIBIT "A" Showing 3 Tracts of property to be combined into 1 Parcel of Land

TRACT 1

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 618.90' to the Point of Beginning; thence N 89°55'52" E a distance of 251.05' to the current Westerly right of way line of 3rd Street; thence S 11°28'42" E, along said Westerly line, a distance of 29.09'; thence S 00°01'32" W, along the East line of the Property conveyed in Book 2010 at Page 10 in the Office of the Madison County Recorder, a distance of 21.48'; thence S 89°55'52" W, along the North line of said Property, a distance of 126.30'; thence S 00°01'32" W, along the West line of said Property, a distance of 163.48'; thence S 89°55'52" W, along the South line of the Property conveyed in Book 2025 at Page 319 in the Office of the Madison County Recorder, a distance of 130.45' to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 00°01'32" W, along said West line, a distance of 203.48' to the Point of Beginning. Containing 34097 square feet or 0.78 acres.

TRACT 2

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 822.38' to the Point of Beginning; thence N 89°55'52" E, along the South line of the Property conveyed in Book 2025 at Page 319 in the Office of the Madison County Recorder, a distance of 220.11'; thence S 84°59'52" W, along the Northerly line of Burdess Subdivision, an Official Plat, a distance of 220.95' to the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N 00°01'32" W, along said West line, a distance of 19.00' to the Point of Beginning. Containing 2091 square feet or 0.05 acres.

TRACT 3

Part of the Northeast $\frac{1}{4}$ (NE $\frac{1}{4}$) of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$) of Section 29, Township 76 North, Range 26 West of the 5th P.M. Town of Patterson, Madison County, Iowa, described as follows: Commencing at the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in said Section 29; thence S 00°01'32" E, along the West line thereof, a distance of 618.90' to the Point of Beginning; thence N 89°55'52" E a distance of 253.07' to the current Westerly right of way line of 3rd Street; thence S 11°28'42" E, along said Westerly line, a distance of 18.94' to the Point of Beginning; thence continuing S 11°28'42" E a distance of 182.27' to the Northeast Corner of Burdess Subdivision, an Official Plat; thence S 84°59'52" W, along the Northerly line thereof, a distance of 36.33'; thence N 00°01'32" W, along the East line of the Property conveyed in Book 2010 at Page 10 in the Office of the Madison County Recorder, a distance of 181.79' to the Point of Beginning. Containing 3290 square feet or 0.08 acres.