

BK: 2025 PG: 3422
Recorded: 12/17/2025 at 2:01:18.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Brett T. Osborn, 974 - 73rd St., #16, Des Moines IA 50324 (515) 223-6000
When recorded, Return to: Brett T. Osborn, 974 - 73rd St., #16, Des Moines IA 50324 (515) 223-6000

LOT TIE AGREEMENT

WHEREAS, the undersigned Sage Homes, Inc. (the "Owner") is the owner of real estate legally described as follows:

Lot Four (4) of Scenic Ridge Subdivision, located in the Northeast Quarter (1/4) Of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County (Lot 4)

and

WHEREAS, the undersigned Sage Homes, Inc. (the "Owner") is the owner of real estate legally described as follows:

Lot Five (5) of Scenic Ridge Subdivision, located in the Northeast Quarter (1/4) Of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County (Lot 5)

NOW, THEREFORE, the Owner, its assigns, successors and heirs, agree as follows:

- 1) The Owner hereby merges Lot 4 and Lot 5.**
- 2) Lot 4 and Lot 5 will not be separately transferred, sold, or conveyed, and shall be considered integrated, except where approved by resolution of Madison County, Iowa.**
- 3) Owners intend to build an integrated permanent structure upon, over and across the boundary or in close proximity to the boundary of Lot 4 and Lot 5 in the future and therefore integrates the two lots.**
- 4) A Warranty Deed was filed on November 24, 2025 and recorded in Book 2025,**

Page 3195 of the Madison County Recorder's Office for the purpose of combining the legal description of the tied lots and to create one taxing parcel.

- 5) This Lot Tie Agreement will permanently combine Lot 4 to Lot 5 demonstrating compliance with the Declaration of Covenants so as to not create more than one parcel of real estate within the subdivision.

Signed this 11th day of December, 2025.

SAGE HOMES, INC.

By: [Signature], TS
Thomas C. Pickard as President

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 12/11, 2025, by Thomas C. Pickard, as President, of Sage Homes, Inc., an Iowa corporation.



[Signature]
 Signature of Notary Public