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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Merlin L. Davis, 3000 SE Grimes Blvd, Ste 800, Grimes, Iowa 50111, Phone: (515) 986-5048

Taxpayer Information: (name and complete address)

Ashley E. Lake, 2958 260th St, Saint Charles, IA 50240

Return Document To: (name and complete address)

Merlin L. Davis, 3000 SE Grimes Blvd, Ste 800, Grimes, Iowa 50111

Grantors:

Nate Bagby
Ashley Lake

Grantees:

Nate Bagby
Ashley Lake

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that Nate Bagby and Ashley Lake, Husband and Wife, (hereafter Owner) is the owner of real property in Madison County, Iowa, that is legally described as follows:

Parcel "M" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, more or less, as shown in Plat of Survey filed in Book 2021, Page 3869 on September 15, 2021, in the Office of the Recorder of Madison County, Iowa.

as recorded with the Madison County Recorder on March 18, 2025 in Book 2025, at Page 631.

AND

Parcel "N" described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 29, THENCE NORTH 0°16'27" EAST, 658.34' FEET TO THE SOUTHWEST CORNER OF PARCEL 'M' AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 3869 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE NORTH 85°31'28" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 'M', 334.04' FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'M'; THENCE SOUTH 0°16'27" WEST, 659.72' FEET TO A POINT ON THE EAST AND WEST SECTION LINE OF SAID SECTION 29; THENCE SOUTH 85°45'37" WEST, 333.93' FEET TO THE POINT OF BEGINNING. CONTAINING 219,385 SQUARE FEET (5.04 ACRES) MORE OR LESS.

To be recorded with the Madison County Recorder.

The Owner agrees and covenants with the Madison County, Iowa that the above legally described properties shall be held hereafter as one (1) parcel and no portion at anytime in the future shall be sold separately or held by the record title holder for any purpose other than as a single rural estate subdivision lot.

This Covenant and Agreement is executed for the purpose of creating, establishing and declaring a single building lot on this property and a single rural estates subdivision lot of record as thereby and hereafter regulated by the Madison County Zoning Ordinance as that Code may now or hereafter provide.

This Covenant and Agreement shall run with all of the above-described land and shall be binding upon the Owner, and future owners, encumbrances, their successors, heirs and assignees, and shall continue in effect until released by the authority of Madison County, Iowa upon written submittal of request, applicable fees and evidence that this Covenant and Agreement is no longer required by law.

Dated at April, Iowa on this 21 day of April, 2025.

MADISON COUNTY, IOWA

By: [Signature]
Ryan Hobart, Zoning Administrator

By: [Signature]
Nate Bagby, Owner

By: [Signature]
Ashley Lake, Owner

STATE OF IOWA)
) ss
COUNTY OF polk)

Signed and sworn to (or affirmed) before me on this 04/21/2025 by
Nate Bagby



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

STATE OF IOWA)
) ss
COUNTY OF polk)

This instrument was acknowledged before me on this 04/21/2025 by
Ashley Lake as owner of 2958 2100th St.
Saint Charles, IA 50240



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