Document 2026 3273
Book 2026 Page 3273 Pages 4
Date 11/03/2026 Time 3:09:07PM
Rec Amt $22.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by and return to: Trevor J. Heimbaugh, PO Box 230, Winterset, IA 50273; (515) 462.3731

COVENANT AND AGREEMENT TO HOLD AS ONE PARCEL

The undersigned hereby certifies that Kristen Cunningham and Tanner Cunningham, Co-Trustees of Cunningham Family Trust dated: August 17, 2017, (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 Hanley Zoning Regulations.

Date: 11-02-2026

Kristen Cunningham TTEE
Kristen Cunningham, Trustee of Cunningham Family Trust dated: August 17, 2017

Tanner Cunningham TTEE
Tanner Cunningham, Trustee of Cunningham Family Trust dated: August 17, 2017

Subscribed and sworn to before me by the said Kristen Cunningham, Trustee of Cunningham Family Trust dated: August 17, 2017, this 2 day of November, 2026.

Shyanne Michelle Kneedler
Commission Number 873154
My Commission Expires
May 18, 2029

Shyanne K
Notary Public in and for the State of Iowa

Subscribed and sworn to before me by the said Tanner Cunningham, Trustee of Cunningham Family Trust dated: August 17, 2017, this 2 day of November, 2026.

Shyanne Michelle Kneedler
Commission Number 873154
My Commission Expires
May 18, 2029

Shyanne K
Notary Public in and for the State of Iowa

EXHIBIT A

A strip of land 100 feet in width extending over and across the East Half (½) of the Southwest Quarter (¼) and the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-two (22) and the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-seven (27), ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa, said strip of land being 50 feet in width on each side the of the center line of the main track (now removed) of the Chicago, St. Paul and Kansas City Railway Company (later the Chicago Great Western Railway Company; now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Sections Twenty-two (22) and Twenty-seven (27).

EXHIBIT B

The Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying East of the railroad right-of-way, **EXCEPT** that part of Parcel "F" located therein, as shown in Plat of Survey filed in Book 2003, Page 668 on February 5, 2003, in the Office of the Recorder of Madison County, Iowa.