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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL
Recorder's Cover Sheet

Preparer information: Anthony P. Kruse, 305 Oak Tree Drive, Winterset, IA 50273, Phone (515) 326-1298

Taxpayer information: Anthony and Andrea Kruse
305 Oak Tree Drive
Winterset, IA 50273

✓ **Return Address:** Anthony and Andrea Kruse, 305 Oak Tree Drive, Winterset, IA 50273

Grantors: Anthony Kruse and Andrea Kruse

Grantees: Anthony Kruse and Andrea Kruse

Legal Description: See Page Two

Document or instrument number if applicable: N/A

**Covenant and Agreement to Hold Property
As One Parcel**


The undersigned hereby certify that Anthony Kruse and Andrea Kruse, Husband and Wife, (hereinafter "Owners") are the owners of real property in the City of Winterset, Madison County, Iowa, legally described as follows:

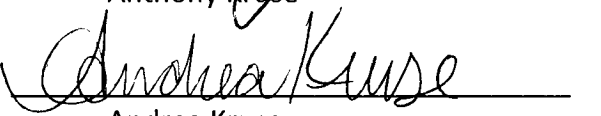
**Lots Ten (10) and Eleven (11) of Arbor Park
Plat No. 1, an Addition to the City of Winterset,
Madison County, Iowa**

The Owners agree and covenant with the City of Winterset, 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 or held by the record titleholder for any purpose other than for residential use.

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

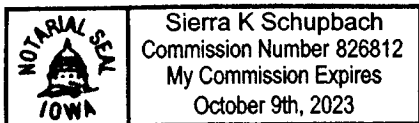
Owners shall be allowed to do a Subdivision or Replat of this property in accordance with the Winterset Subdivision Ordinance and Zoning Ordinance.

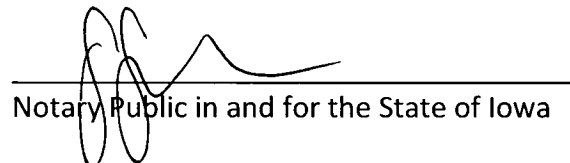


Anthony Kruse


Andrea Kruse

2nd day of July, 2022. Subscribed and sworn to before me by the said Anthony Kruse and Andrea Kruse this





Notary Public in and for the State of Iowa