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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

✓ 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 certify that Jeff Lucas and Aimee Lucas, husband and wife,  
(hereinafter "Owners") are the owners of real property in Madison County, Iowa, legally  
described as follows:

**Lot Thirteen (13) of Covered Bridge Estates, a Subdivision located in Sections  
Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-  
eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, and in Sections Seven (7) and  
Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of  
the 5<sup>th</sup> P.M., Madison County, Iowa,**

**AND,**

**Lot Fourteen (14) of Covered Bridge Estates, a Subdivision located in Sections  
Twelve (12) and Thirteen (13) of Township Seventy-six (76) North, Range Twenty-  
eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, and in Sections Seven (7) and  
Eighteen (18) of Township Seventy-six (76) North, Range Twenty-seven (27) West of  
the 5<sup>th</sup> P.M., Madison County, Iowa,**

The Owners agree and covenant 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 Owners, 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.

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

Jeff Lucas  
Jeff Lucas  
Aimee Lucas  
Aimee Lucas

Subscribed and sworn to before me by the said Jeff Lucas, this 31 day of August, 2022.

Jeff Lucas Kim Leonard  
Notary Public in and for the State of Iowa



Subscribed and sworn to before me by the said Aimee Lucas, this 30th day of August, 2022.

Andrea Orman  
Notary Public in and for the State of Iowa

