

BK: 2022 PG: 2753
Recorded: 9/20/2022 at 8:23:43.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

COVENANT AND AGREEMENT COVER PAGE
Recorder's Cover Sheet

Preparer Information: Edward Fishman, 1009 Main Street, Adel, IA 50003-1454,
Phone: 515-697-4296

Taxpayer Information: Jason Willcox, 2360 St. Charles Rd., Winterset, IA 50273

Return Document To: Edward Fishman, 1009 Main Street, Adel, IA 50003-1454

Grantors: N/A

Grantees: N/A

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

Jason Willcox and Kathleen Willcox, husband and wife, hereby certify that we are the owners of real property located in Madison County Iowa that are legally described as follows:

A tract of land described as follows: Parcel "F" Sec. 8 T-75-N, R-27-W. A parcel of land located in that portion of Lot Two (2) of Connelley Hill Subdivision in the N½ of the NW¼ of the SE¼ of Section 8, Township 75 North, Range 27 West of the 5th P.M. in Madison County, Iowa, more particularly described as:

Commencing at a ½" rebar at the NW corner of said Lot Two (2), thence N89°23'29"E along the North line of said Lot Two (2) a distance of 443.48' to a 5/8" rebar at the point of beginning, thence continuing N89°23'29"E along the North line of said Lot Two (2) a distance of 112.50' to a 5/8" rebar, thence S00°36'31"E, a distance of 2.50' to a 5/8" rebar, thence S65°45'43"W a distance of 43.66' to a 5/8" rebar, thence S89°23'29"W a distance of 52.50' to a 5/8" rebar, thence N45°36'31"W a distance of 28.28' to the Point of Beginning, containing 1700 square feet, subject to any easements of record.

AND

Lot One (1) of Connelley Hill Subdivision, located in the North Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

We hereby agree and covenant with Madison County that the above legally described real property shall be held as one parcel and neither properties shall be sold separately.

Dated the 16 day of ^{Sept}~~July~~, 2022.

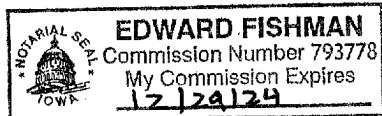



Jason Willcox, Grantor


Kathleen Willcox, Grantor

STATE OF IOWA, COUNTY OF DALLAS)ss.

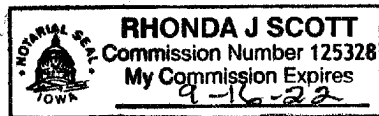
This record was acknowledged before me on the 11 day of July, 2022, by Kathleen Willcox.





Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF Dallas ss.

This record was acknowledged before me on the 16 day of ^{Sept.} ~~July~~, 2022, by Jason Willcox.




Notary Public in and for the State of Iowa