

BK: 2023 PG: 268  
Recorded: 2/14/2023 at 12:59:48.0 PM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax:  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer Information:** Anne M. Reser-Moorehead, Whitfield & Eddy, P.L.C., 699 Walnut Street, Suite 2000, Des Moines, IA 50309, Phone: (515) 288-6041

**Return Document To:** Steven C. Johnson Revocable Trust and Teresa L. Johnson Revocable Trusts, 5429 Boulder Drive, West Des Moines, IA 50265

#### RECORD OF LOT TIE

This Record of Lot Tie dated Feb. 10, 2023 is made by Steven C. Johnson, as Trustee of the Steven C. Johnson Revocable Trust, and Teresa L. Johnson, as Trustee of the Teresa L. Johnson Revocable Trust, together, the "Owners" of the following adjacent parcels of real property in Winterset, Madison County, Iowa, that are legally described as follows:

Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty (20), Township Seventy-Five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, AND

Parcel "B" located therein, containing 4.01 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 886 on March 23, 2018 in the Office of the Recorder of Madison County, Iowa;

EXCEPT all that part of a tract of land located therein, as shown in Plat of Survey filed in Farm Plat Book 2, Page 197 on May 30, 1990 in the Office of the Recorder of Madison County, Iowa.

Subject to easements, covenants and restrictions of record as of this date.

Which properties bear a local address of 1799 260<sup>th</sup> Street and 1795 260<sup>th</sup> Street, Winterset, Iowa 50273 respectively. (Collectively the "Property.")

WHEREAS, Steven C. Johnson, as Trustee of the Steven C. Johnson Revocable Trust, and Teresa L. Johnson, as Trustee of the Teresa L. Johnson Revocable Trust, together, are the current

owners of the properties located at 1799 260<sup>th</sup> Street and 1795 260<sup>th</sup> Street and legally described above;

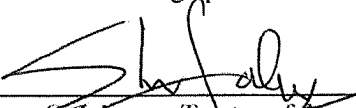
WHEREAS, the Owners request to tie together the two parcels legally described above, to prevent future sale of either parcel separate from the other;

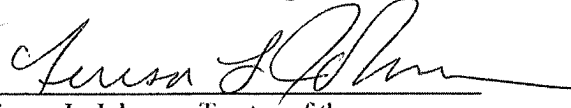
The Owners desire that the Property be treated as one parcel for purposes of creating a single building site and a single lot of record for ownership and development.

NOW, THEREFORE, the Owners impose the following restrictions on the Property:

1. The Property shall be combined into one parcel and remain under the same ownership at all times.
2. The Property shall be considered one parcel and the lot lines separating the Property shall be disregarded with respect to building standards and zoning requirements under the County Zoning Code and similar regulations.
3. No portion of the Property shall be transferred, sold, or separately conveyed from the remainder of the Property without the prior approval of Madison County, Iowa.

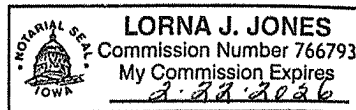
All provisions of this instrument, including benefits and burdens, shall run with the land and shall be binding upon and inure to the Owners and their successors and assigns.


  
Steven C. Johnson, Trustee of the  
Steven C. Johnson Revocable Trust

  
Teresa L. Johnson, Trustee of the  
Teresa L Johnson Revocable Trust

STATE OF IOWA, COUNTY OF POLK:

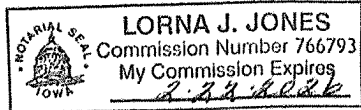
This record was acknowledged before me on 2-10, 2023 by Steven C. Johnson, as Trustee of the Steven C. Johnson Revocable Trust.




By:   
Notary Public

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on 2-10, 2023 by Teresa L. Johnson, as Trustee of the Teresa L. Johnson Revocable Trust.



By:   
Notary Public