



Document 2023 793

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (7815RE)
Return To: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266

RECORD OF LOT TIE

WHEREAS Terrace LaRue Thomas Jr. and Amber Thomas, a married couple, (“Owners”) are the current owners of the lots legally described in Exhibit “A” (collectively, the “**Subject Property**”); and

WHEREAS, said lots are adjacent and adjoining to each other; and

WHEREAS, Owners desires to tie together the Subject Property, legally described in Exhibit “A” to prevent future sale or conveyance of any lot independent from the other; and


NOW, THEREFORE, the following agreement is made and Owners do hereby impose the following restrictions:


1. All lots legally described in Exhibit “A” shall be combined by a Record of Lot Tie.
2. Once joined, no portion of said lots shall be transferred, sold, or conveyed independent of the other lot without replatting the property or receiving specific written approval from the City of Van Meter.

The terms and conditions of this document are binding upon the Owners including, but not limited to, future owners, developers, lessees or occupants. All provisions of this instrument, including benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, tenants and personal representatives of the parties hereto. The Owners covenant that they hold the Subject Property by good and marketable title, free and clear of liens, easements, and encumbrances, except any of record, and that the Owners have the right and lawful authority to make and execute this Agreement.

Dated: 4/5/23

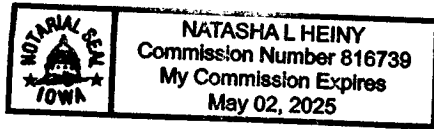
“Owners”

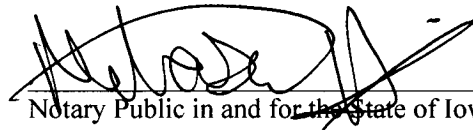

Terrace LaRue Thomas Jr., Owner


Amber Thomas, Owner

STATE OF IOWA, COUNTY OF Polk }ss:

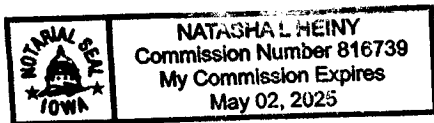
This instrument was acknowledged before me on April 5, 2023 by Terrace LaRue Thomas Jr.




Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF Polk }ss:

This instrument was acknowledged before me on April 5, 2023 by Amber Thomas.



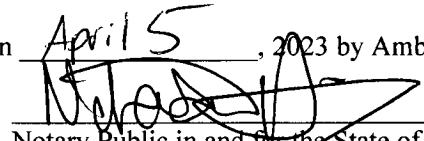

Notary Public in and for the State of Iowa

Exhibit "A" – Legal Descriptions

Lot Four (4) of the Replat of Lots Three, Four, Eleven and Twelve of Plat No. 1 of the WOODLAND VALLEY ESTATES SUBDIVISION located in the South Half of the Northeast Quarter of Section Twenty and in the Southwest Quarter of the Northwest Quarter of Section Twenty-one, all in Township Seventy-seven North, Range Twenty-six West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).

AND

Lot Four A (4A) of the Replat of Lots Three, Four, Eleven and Twelve of Plat No. 1 of the WOODLAND VALLEY ESTATES SUBDIVISION located in the South Half of the Northeast Quarter of Section Twenty and in the Southwest Quarter of the Northwest Quarter of Section Twenty-one, all in Township Seventy-seven North, Range Twenty-six West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).