

BK: 2024 PG: 2011
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Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (153085)

Return To: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266

RECORD OF LOT TIE

RE: Lots Three (3) and Four (4) of Timber Creek Estates Subdivision, located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.

THIS AGREEMENT is hereby entered into on this Aug 20, 2024.

WHEREAS, Shawn Richard Schulz and Brenda Cornwell (hereinafter "Owners") have purchased the two lots legally described above. This Lot Tie Agreement is being executed after closing of said transaction and will become effective upon the recording of this document in the office of the County Recorder; and

WHEREAS, the Owners intend to build a new single-family residence which will straddle the lot lines between said Lots 3 and 4 and

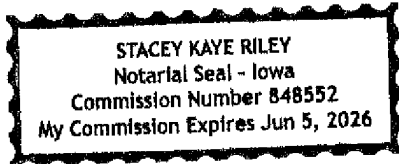
WHEREAS, the City of St. Charles, Iowa Building Inspection Department has informed the Owners that prior to approving any building permit application for Lots 3 and 4, it will be required that the above two lots are tied. That is, the City of St. Charles requests that the Owners tie together the two lots legally described above to prevent future sale of either lot independent from the other.

NOW THEREFORE, IN CONSIDERATION OF the mutual covenants contained herein, the Owners of Lots 3 and 4 in Timber Creek Estates Subdivision hereby agree to the following restrictions on said Lots, which shall become effective upon the recording of this document in the office of the Recorder of Madison County, Iowa:

1. The two lots legally described above shall be combined by this "Record of Lot Tie".

2. Once combined and joined, no portion of said lot shall be transferred, sold, or conveyed independent of the other lot without replatting the property or receiving specific written approval from the City of St. Charles
3. The terms of conditions of this document are binding upon said Owners including, but not limited to, future owners, developers, lessees, or occupants. All provisions in this Agreement, including benefits and burdens, shall run with the land and are binding upon and shall inure to the heirs, assigns, successor in interest, tenants, and personal representatives of the parties hereto.

Dated: 8-20-2024



Shawn R. Schulz
Shawn Richard Schulz, Owner
Brenda Cornwall
Brenda Cornwall, Owner

STATE OF IOWA, COUNTY OF Polk } ss:

This instrument was acknowledged before me on Aug. 20, 2024 by Shawn Richard Schulz and Brenda Cornwall.

Stacey Riley
Notary Public in and for the State of Iowa