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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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 North River Development, LLC, Abbysue Farms, LLC, and James Baur and Margaret Baur, husband and wife, (hereinafter "Owners") are the owners of real property in Madison County, Iowa, legally described as follows:

See Attached Legal Description for Parcel "L"

AND,

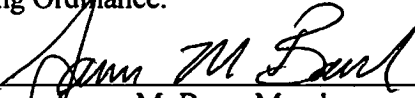
The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

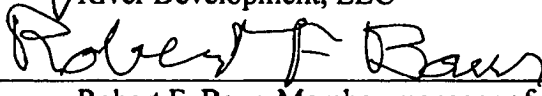
The Owners agree and covenant with Madison County, Iowa, that the above legally described properties shall be held as one Parcel and no portion, at any time in the future, shall be sold separately except in accordance with the Madison County Subdivision and Zoning Ordinances.

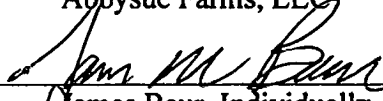
This Covenant and Agreement shall run with the above-described land and shall be binding upon the Owners, future owners, their successors, heirs and assigns and shall continue in effect until released by the authority of Madison County, Iowa, upon written submittal of a request, applicable fees and evidence that this Covenant and Agreement is no longer required by

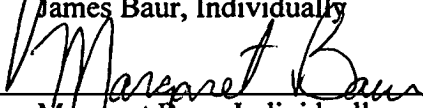
law.

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

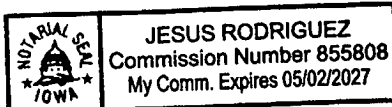

James M. Baur, Member-manager of North
River Development, LLC

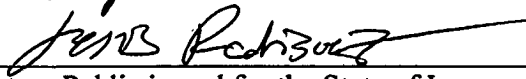

Robert F. Baur, Member-manager of
Abbysue Farms, LLC


James Baur, Individually

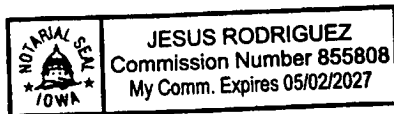

Margaret Baur, Individually


Subscribed and sworn to before me by the said James M. Baur, Member-manager of North River Development, LLC, this 20 day of May, 2025.



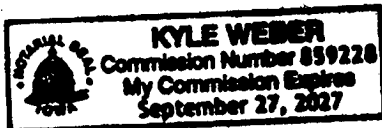

Notary Public in and for the State of Iowa

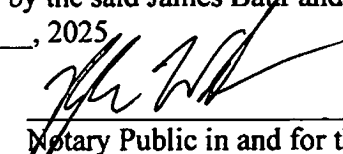
Subscribed and sworn to before me by the said Robert F. Baur, Member-manager of Abbysue Farms, LLC, this 20 day of May, 2025.




Notary Public in and for the State of Iowa

Subscribed and sworn to before me by the said James Baur and Margaret Baur, husband and wife, this 23 day of May, 2025.




Notary Public in and for the State of Iowa

LEGAL DESCRIPTION - PARCEL 'L'

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 0°30'00" EAST, ALONG THE WEST LINE OF SAID SECTION 22, 78.72' FEET; THENCE SOUTH 88°32'15" EAST, 33.00' FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PRAIRIEVIEW AVENUE; THENCE CONTINUING SOUTH 88°32'15" EAST, 1,205.56' FEET, THENCE SOUTH 89°41'59" EAST, 90.32' FEET TO A POINT ON EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00°48'12" WEST, ALONG SAID SECTION LINE, 72.32' FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 88°53'32" WEST, ALONG THE SECTION LINE, 1,295.40' FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE, THENCE CONTINUING NORTH 88°53'32" WEST, 33.00' FEET TO THE POINT OF BEGINNING. CONTAINING 99,197 SQUARE FEET (2.28 ACRES) MORE OR LESS.

NOTES:

- 1) PARCEL 'L' SERVES TO FIX AN EXISTING ~78' FENCE AND FARMLAND ENCROACHMENT IN THE NW 1/4 OF THE NW 1/4.**
- 2) PARCEL 'L' IS A NON-CONFORMING PARCEL THAT SHALL BE TIED TO THE SW 1/4 OF THE NW 1/4 UNTIL FURTHER SUBDIVIDED.**