

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

PROTECTIVE COVENANTS

Prepared by: Stephen A. Hall, 115 South Howard Street, Indianola, IA 50125-0357
KNOW ALL MEN BY THESE PRESENTS: Ph: 515-961-2509

WHEREAS, Naomi B. Johnson, is the owner of the following described real estate, to-wit:

Parcel "A": That part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4); thence on an assumed bearing of North 85° 54' 03" East, 786.97 feet along the North line of said Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4); thence South 00° 06' 08" West, 587.47 feet; thence North 89° 22' 03" West, 784.89 feet to the West line of said Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4); thence North 00° 06' 08" West, 522.55 feet along said West line to said Northwest corner and the Point of Beginning, containing 10.00 acres including 1.12 acres of Madison County public road easement over the west and north sides thereof, as shown in Plat of Survey filed in Book 2005, Page 3084 on July 5, 2005 in the office of the Recorder in Madison County, Iowa



AND

Parcel "B": That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Southwest corner of said Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4); thence on an assumed bearing of North 00° 06' 08" East 612.10 feet along the West line of said Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) to the point of beginning; thence continuing North 00° 06' 08" East 585.50 feet along said West line; thence North 86° 40' 43" East, 434.55 feet; thence South 00° 06' 08" West, 582.31 feet; thence South 86° 15' 33" West, 434.76 feet to said West line and the point of beginning containing 5.81 acres, including 0.44 acres of Madison County road easement over the westerly side thereof, as shown in Plat of Survey filed in Book 2005, Page 3083 on July 5, 2005 in the office of the Recorder in Madison County, Iowa.

WHEREAS, the owner above named desires to restrict the use of the lots prohibiting the titleholder of each lot from permitting trash, junk cars, unlicensed vehicles, pickups and machinery, trash or other refuse from being thrown or dumped on the lot and each owner of a lot is required to keep the lot in presentable condition and any non-burnable refuse must be hauled away for disposal and any burnable refuse shall not remain on the premises for more than 120 days.

That no mobile home or mobile home composed of mobile home components of the same or lesser quality as a mobile home shall be permitted on any lot.

THE FOREGOING STIPULATIONS AND RESTRICTIONS AND CONDITIONS are imposed for the benefit of each and every parcel of land as described herein and shall constitute covenants running with the land; and the vendor, its successors, and assigns, and any other person owning a portion of the real estate described above may prosecute by proceedings at law or in equity to prevent or remedy the violation, but such restrictions and conditions shall remain in force only if provided above.

IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of July, 2005.

Naomi B. Johnson
Naomi B. Johnson

STATE OF IOWA, WARREN COUNTY, ss:

On this 22 day of July, A.D. 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Naomi B. Johnson, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



Stephen A. Hall
Notary Public in and for the State of Iowa