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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**COVENANT AND AGREEMENT TO
HOLD PROPERTY AS ONE PARCEL**

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067
(515) 462-4912

Taxpayer Information: (name and complete address)

Casey's Marketing Company, One S.E. Convenience Blvd., Ankeny, IA 50021

✓ **Return Document To:** (name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

City of Winterset, Iowa

Grantees:

Casey's Marketing Company

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that Casey's Marketing Company (hereafter Owner) is the owner of real property in Winterset, Madison County, Iowa, that is legally described as follows:

Lot Four (4) of the Replat of Lot Three (3), Gold Buffet Subdivision, City of Winterset, Madison County, Iowa, according to the Final Plat filed of record July 24, 1998, in Book 2, Page 367 in the records of the Madison County Recorder,

as recorded with the Madison County Recorder on April 30, 2008 in Book 2008, at Page 1381, locally known as 1021 N. First Street, Winterset, Iowa,

AND

The Easterly 30.00 feet of Right of Way adjacent to Lot 4 of the Replat of Lot 3 of the Gold Buffet Subdivision, an Official Plat in the city of Winterset, Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest Corner of said Lot 4; THENCE North 89°57'20" West, extending the South line of said Lot 4, a distance of 30.00 feet; THENCE North 00°00'00" East, parallel with the West line of said Lot 4, a distance of 174.98 feet; THENCE South 89°59'03" East, along an extension of the North line of Said Lot 4, a distance of 30.00 feet to the Northwest corner of Said Lot 4; THENCE South 00°00'00" West, along the West line of said Lot 4 a distance of 175.00 feet to the POINT OF BEGINNING, containing 5,250 square feet, more or less.

as recorded with the Madison County Recorder on March 26, 2012 in Book 2012, at Page 854.

The Owner agrees and covenants with the City of Winterset that the above legally described properties shall be held as one parcel and no portion shall be sold separately.

This Covenant and Agreement is executed for the purpose of creating a single building site and a single City lot of record as regulated by Section 4.12003 of the Winterset Municipal Code.

This Covenant and Agreement shall run with all of the above-described land and shall be binding upon Casey's Marketing Company, and future owners, encumbrances, their successors, heirs and assignees, and shall continue in effect until released by the authority of the Mayor of the City of Winterset, Iowa, upon submittal of request, applicable fees and evidence that this

said Sam J. Billmeyer and Julie L. Jackowski, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Patty A Gronewold

Notary Public in and for the State of Iowa

