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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Recorder's cover Sheet

Preparer Information: Bradley H. Stanbrough 407 NE 51st Court Ankeny, IA 50021 (515)
202-3030 Cell

Taxpayer Information: Thomas S. Jack and Jennifer N. Jack, 2705 NW 10th Court Ankeny,
IA 50023 (515) 720-2183 Tom Cell or (515) 440-5652 Tom Office

✓ **Return Document To:** Bradley H. Stanbrough 407 NE 51st Court Ankeny, IA 50021

Grantors:

Thomas S. Jack
Jennifer N. Jack

Grantees:

Thomas S. Jack
Jennifer N. Jack

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 Thomas S. Jack and Jennifer N. Jack, Husband and Wife (hereafter Owner) is the owner of real property in Madison County, Iowa, that is legally described as follows:

Lots Seventeen (17) and Eighteen (18) of Covered Bridge Estates Subdivision, a subdivision in Madison County, Iowa.

The Owner agrees and covenants with the Madison County, Iowa that the above legally described properties shall be held hereafter as one (1) parcel and no portion at any time in the future shall be sold separately or held by the record title holder for any purpose other than as a single rural estate subdivision lot.

This Covenant and Agreement is executed for the purpose of creating, establishing and declaring a single building lot on this property and a single rural estates subdivision lot of record as thereby and hereafter regulated by the Madison County Zoning Ordinance as the Code may now or hereafter provide.

The Owners acknowledge and agree that the purposes of any current or future Common Expense Allocation and Special Assessments as provided in the Declaration that the single lot as herein created shall be responsible for and pay double assessment for these purposes only. The Owners acknowledge and agree this Agreement is not intended to avoid any liability for such Association expenses by the establishment of (1) rural estate subdivision lot of record.

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

Dated at Winterset, Iowa on the 14, day of June, 2013.

MADISON COUNTY, IOWA

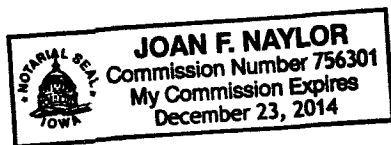
By: [Signature]
Jeff Nicholl, Zoning Administrator

By: [Signature]
Thomas S. Jack, Owner

By: [Signature]
Jennifer N. Jack, Owner

STATE OF IOWA)
) ss
COUNTY OF MADISON)

This instrument was acknowledged before me on June 14, 2013 by Jeff Nichol as the Zoning Administrator for Madison County.



[Signature]
Notary Public in and for the State of Iowa