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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

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

Taxpayer Information: (name and complete address)

John Kuster, 104 West Court Avenue, Winterset, IA 50273

Return Document To: (name and complete address)

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

✓ Don Hixson 104 W Court Ave Winterset, Ia 50273

Grantors:

John Kuster

Grantees:

John Kuster

Legal Description: See Pages 2 and 3

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

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that John Kuster (hereafter Owner) is the owner of real property in Winterset, Madison County, Iowa, that is legally described as follows:

The North Half (½) of Lot One (1) in Block Five (5) of West Addition to the Town of Winterset, Madison County, Iowa,

AND

The North Half (½) of Lot Two (2) in Block Five (5) of West Addition to the Town of Winterset, Madison County, Iowa,

as recorded with the Madison County Recorder on October 14, 2014 in Book 2014 at Page 2663.

The Owner agrees and covenants that these two (2) Lots are adjoining and separate lots each with residential structures located thereon.

The Owner desires to have the real estate legally described as:

The East Eleven (11) feet of the North Half (½) of Lot Two (2) in Block Five (5) of West Addition to the Town of Winterset, Madison County, Iowa,

added to and made apart of the real estate lot described as:

The North Half (½) of Lot One (1) in Block Five (5) of West Addition to the Town of Winterset, Madison County, Iowa.

The Owner agrees and covenants with the City of Winterset, Iowa (hereafter the City) that this revised Parcel shall thereupon be legally described as:

The North Half (½) of Lot One (1) in Block Five (5) of West Addition to the Town of Winterset, Madison County, Iowa and the East Eleven (11) feet of the North Half (½) of Lot Two (2) in Block Five (5) of West Addition to the Town of Winterset, Madison County, Iowa.

The Owner agrees and covenants with the City that the above legally described property last described above 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 the Owner 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 Covenant and Agreement is no longer required by law.

CITY OF WINTERSET, IOWA

By: James C. Olson
James C. Olson, Mayor
City of Winterset, Iowa

By: John Kuster
John Kuster, Owner

By: Mark Nitchals
Mark Nitchals, City Administrator
City of Winterset, Iowa

STATE OF IOWA)
) ss
COUNTY OF MADISON)

This instrument was acknowledged before me on April 20, 2015 by James C. Olson and Mark Nitchals as Mayor and City Administrator of the City of Winterset, Iowa.



Cindy M Bush
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss
COUNTY OF MADISON)

This instrument was acknowledged before me on April 20, 2015 by John Kuster.



Jennifer M. Russell
Notary Public in and for the State of Iowa