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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ **Prepared by and return to:** Eric Schaller, 420 E. Court Ave., Winterset, IA 50273; 515-829-8510

## LOT TIE AGREEMENT

for

Land in Unincorporated Madison County

On this 21st day of August, 2018, the undersigned state that they are to be the buyer(s) of part of Parcel 150023148003000 as surveyed and described below and are presently titleholder(s) to Parcel 150023148004000, as described below, all being land located within unincorporated Madison County, Iowa;

Newly created surveyed parcel;

Parcel 1: Parcel "C" described as follows: Part of the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4) of Section 31, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, and more particularly described as follows: Commencing at the Southwest corner of said SE1/4-NW1/4, said point being the Southwesterly corner of Parcel "A" (Recorded Book 2005, Page 524); thence S89°54'11"E, 232.00 feet along the South line of said SE1/4-NW1/4 to a Southeasterly corner of said Parcel "A"; thence N00°00'37"W, 1080.92 feet along the Easterly line of said Parcel "A" to the Point of Beginning; thence continuing N00°00'37"W, 200.00 feet to a Southeasterly corner of said Parcel "A"; thence N89°47'14"E, 670.54 feet to a Southeasterly corner of said Parcel "A" and lying on the West line of Parcel "B" (Recorded Book 2010, Page 2769); thence S00°07'43"W, 200.00 feet along said West line of Parcel "B"; thence S89°47'14"W, 670.06 feet to the Point of Beginning and containing 3.08 acres; subject to and together with any easements of record.

Existing tax parcel:

Parcel 2: Parcel "A" (Recorded Bk. 2005 Pg. 524): Parcel "A" a Part of the Northeast 1/4 of the Northwest 1/4 (NE 1/4 NW 1/4) and part of the Southeast 1/4 of the Northwest 1/4 (SE 1/4 NW 1/4) of Section 31, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at an iron pin at the Southwest corner of said SE 1/4 NW 1/4; thence N 00°00'37" W a distance of 1309.32' ; thence N 00°20'14" W a distance of 1326.40'; thence S 89°42'31" E a distance of 913.38'; thence S 00°07'43" W a distance of 1348.03'; thence S 89°47'14" W a distance of 670.54'; thence S 00°00'37" E a distance of 1280.92'; thence N 89°54'11" W a distance of 232.00' to the point of beginning, having an area of 34.997 acres including 0.175 acres of county road right of way.

The undersigned do hereby agree and covenant with Madison County, Iowa, after acquiring and recording said Parcel 1, to hold title to Parcel 1 and Parcel 2, described above, under common ownership and to legally combine/join said parcels into one single tax parcel with no portion being sold separately. We hereby request that the Madison County Auditor's Office combine the identified parcels as shown, into one tax parcel.

Said undersigned owners do agree and state that said combined parcels will be held as one tax parcel and do further covenant with Madison County that no alteration of the boundaries of said combined tax parcels will be undertaken without the express approval of Madison County, Iowa or other appropriate governing jurisdiction, if annexed.

This "Lot Tie Agreement" shall be made a part of and shall run with the above described land and be binding on all owners and their successors, heirs and assigns.

Eric Schaller  
Titleholder's Name (please print)

Natasha Schaller  
Additional Titleholder's Name (please print)

Eric Schaller  
Titleholder's Signature

Natasha Schaller  
Additional Titleholder's Signature

STATE OF IOWA            )  
                                          ) SS  
COUNTY OF MADISON)

Subscribed and sworn before me; this instrument was acknowledged before me, this 21st day of August, 2018.

