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**Preparer Information:** Brian C. Eddy, 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: (319) 334-3704

**Return Document To:** Brian C. Eddy, 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: (319) 334-3704

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**AGREEMENT REGARDING LOT COMBINATION**

I, \_\_\_\_\_ as \_\_\_\_\_ of Stealgard, Inc., an Iowa Corporation, am the owner of the following described property located in Buchanan County, Iowa, legally described as:

**Lots 13 and 22 of Replat of Railroad Addition to Independence, Buchanan County, Iowa AND all that part of 11th Avenue NE adjacent to Lot 13 of Railroad Replat, from the North line of existing railroad right-of-way to the South line of 12th Street, NE, Independence, Buchanan County, Iowa. (the "Property").**

**\*The Auditor is hereby requested to combine Parcel No. 0635151001, 0635151004 and 0635151005 into one tax parcel.**

The purpose of this Agreement is to set forth my understanding and agreement to bind the Property made up of more than one platted lot, together as one, to agree to at no time to transfer one lot without the other, in recognition of the fact that to do so would be violative of the Independence, Iowa Code of Ordinances, and to further acknowledge my understanding and Agreement is irrevocable and shall run with the land, binding on my heirs, transferees, and successors in interest.

The City Council of the City of Independence approved this agreement by Resolution \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 2026, in lieu of requiring Stealgard, Inc. to obtain a survey officially combining said lots to one parcel, as a means of resolving setback concerns for proposed improvements to be constructed on the Property, over the shared lot line of the lots described above.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: \_\_\_\_\_, 2026

**Stealgard, Inc.**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 2026, by  
\_\_\_\_\_ as \_\_\_\_\_ of Stealgard, Inc., an Iowa Corporation.

\_\_\_\_\_  
Notary Public