Karen Baker
104 Grayson Ct.
Manchester, IA

'96 OCT 23 PM 4 01
DELAWARE COUNTY IOWA
FILED
BOOK 6 PAGE 203
DEBORAH L. FEYTON
DELAWARE CO. RECORDER
$10.00

2627-1385

Prepared by Linda K. Tutton, City of Manchester, 208 E Main Str, Manchester, IA

F E N C E A G R E E M E N T

This agreement made this 23 day of October, 1996, by and between Karen F. Baker, Party of the First Part, and Russell D. and Carla K. Cole, husband and wife, parties of the Second Part.

WHEREAS, the party of the first part wish to build the fence on her west property line, said fence being on the property of the party of the first part, in Manchester, Delaware County, Iowa, on a parcel of property legally described as follows:

Lot Two (2) of Grayson's First Subdivision, a Subdivision of Lot Twelve (12) of Sunrise Acres Addition, City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 3 Plats, Page 182.

AND WHEREAS, the said fence to be on the west property line of the party of the first part; east property line of the party of the second part:

AND WHEREAS, Section 12 1/2 "FENCE REGULATIONS" of the Zoning Code of Ordinances of the City of Manchester, Iowa, requires that parties enter into an agreement regarding the erection of said fence on the property of party of the second part due to the fact that said fence is within 3 feet of the property line dividing the property of party of the second part from property of the first part.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement and in consideration of the mutual benefits to be gained by the parties, it is agreed as follows:

1. That said fence may be built on the property line of both parties. That said fence shall be erected and maintained solely at the expense of the parties of the first part.

2. That the respective property owners are responsible for maintenance of the property on their respective sides of the property line fence.

3. That the parties of the first part shall hold the parties of the second part and their agents harmless from any and all liability, claims or suits for damages with respect to any claims, demands, or causes of action of any kind or nature with respect to said fence.

4. That this said written agreement shall be binding upon the parties to this agreement, their successors and assigns, and shall run with the land so long as the said fence remains in place.

Karen Baker
Karen F. Baker

Russell D Cole.
Russell D. Cole

Carla K Cole.
Carla K. Cole

PARTY OF THE FIRST PART

PARTIES OF THE SECOND PART

STATE OF IOWA)
) SS:
COUNTY OF DELAWARE)

On this 23 day of October, 1996, before me, Linda K. Tutton, a Notary Public in and for the State of Iowa, personally appeared Karen F. Baker, and Russell D. and Carla K. Cole, to me personally known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Linda K. Tutton
Linda K. Tutton, Notary Public
My Commission Expires Aug. 29, 1999

DATE 10-23-96 BOOK 6 PAGE 203