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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

Prepared By: City of Manchester, Laura Thomas, 208 E. Main Street, Manchester, Iowa, Ph. 563-927-3636
Return To: Victoria L. Sands, Manchester, Iowa, Ph. 563-927-5133
405 W. Elm

FENCE AGREEMENT

This agreement made this 3rd day of April, 2007, by and between **Victoria L. Sands**, Party of the First Part, and Donald R. Wendling and Janet M. Wendling, Party of the Second Part.

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

The West one-half (W ½) of Lot One Hundred Five (105), Henry Acers' Addition
to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1
(aka, 405 West Elm Street)

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

AND WHEREAS, Section 12 ½ "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 the party of the first part due to the fact said fence is within 3 feet of the property of the party of the second 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 party 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.
3. That the party of the first part shall hold the party 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.

PARTY OF THE FIRST PART

Victoria L. Sands

Victoria L. Sands
PARTY OF THE FIRST PART

State of Iowa)
) ss:
County of Delaware)

On this 3rd day of April, 2007, before me, a Notary Public in and for the State of Iowa, personally appeared, Victoria L. Sands, to me personally known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Laura K. Thomas

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
4-26-08

PARTY OF THE SECOND PART

Donald R. Wendling

Donald R. Wendling
PARTY OF THE SECOND PART

State of Iowa)
) ss:
County of Delaware)

On this 3rd day of April, 2007, before me, a Notary Public in and for the State of Iowa, personally appeared Donald R. Wendling, to me personally known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-08

Laura K. Thomas
Notary Public in and for the State of Iowa

Janet M. Wendling

Janet M. Wendling
PARTY OF THE SECOND PART

State of Iowa)
) ss:
County of Delaware)

On this 3rd day of April, 2007, before me, a Notary Public in and for the State of Iowa, personally appeared Janet M. Wendling, to me personally known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-08

Laura K. Thomas
Notary Public in and for the State of Iowa