Book 2010 Page 1655

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

2nd

(X) Prepared by and return to:
Colleen Eagan, Coffins Grove Township Clerk
1983 130th Avenue
Manchester IA 52057

AFFIDAVIT OF RECORDING

To Whom It May Concern:

This is to certify that the attached are true and exact copies of Forms FV-1, FV-2, FV-3, and FV-4 regarding the fence dispute process completed by the Coffins Grove Trustees regarding the complaining party Craig Saunders, 2012 145th Avenue, Manchester Iowa and the responding party, Mortgage Electronic Registration Systems, Inc., 1417 N Magnolia Avenue, Ocala, Florida.

Form FV-5 has been filed with the Delaware County Auditor June 1, 2010.

Dated this 1st day of June, 2010.

Colleen K Eagan

Colleen K Eagan
Coffins Grove Township Clerk

Subscribed and sworn to before me, Barbara Topping, a Notary Public in and for the State of Iowa, on this the 1st day of June, 2010.

Barbara Topping

Barbara Topping, Notary Public

BARBARA TOPPING
Notarial Seal - Iowa
Commission # 148309
My Commission Expires 8-24-12

NOTICE TO ADJOINING LANDOWNER(S)

TO: Mortgage Electronic Registration Systems Inc.
Name(s)

1417 N Magnolia Ave.

Ocala FL. 34475
Address

You are hereby notified that a partition line fence between your real estate and that owned by Complainant is in need of erection, maintenance, rebuilding or repair. The legal description of the partition line fence in issue is as follows: The south 26 Acres of the Northwest Quarter of the Northeast Quarter of Section 26 Township Eighty-Nine North Range six west of the Fifth Principal Meridian

The nature of the complaint is:

The fence has fallen in to total disrepair and should be totally replaced.

February 10, 2010

Mortgage Electronic Registrations Systems, Inc
1417 N Magnolia Ave
Ocala, FL 32670

To Whom It May Concern:

I am writing you about the property you own at 2026 145th Ave., Manchester, IA; Parcel ID # 130260001630, Acct # 1649574. I am the property owner on the north side of your property and I am writing to request the repair of the boundary fence. At this time, the posts for which you are responsible have rotted off and the fence is lying on the ground. Therefore, I cannot use my pasture for cattle or livestock. I would very much appreciate your response to this request.

Is there a person in this area I can contact regarding this matter?

If you need names of someone to repair the fence, feel free to contact me.

Thank You,

Craig Saunders
2012 145th Ave
Manchester, IA 52057
cls@iowatelecom.net

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Mortgage Electronic Regist. Sys. Inc. 1417 N Magnolia Ave. Ocala, FL 34475	3. Service Type ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes
2. Article Number (Transfer from servic 7009 2250 0002 8822 1736	
PS Form 3811, February 2004 Domestic Return Receipt	102595-02-M-1540

You are further notified that this complaint made pursuant to Chapter 113 of the *Iowa Code* will be turned over to the Coffins Grove Township Trustees, Delaware County, acting as fence viewers, if no action is taken to remedy the problem within thirty (30) days of the mailing of this notice.

Dated this 28 day of March, 2010.

Very truly yours,

Craig Saunders

Complainant(s)

2012 145th Ave.
Manchester, Iowa 52057

Address

ACKNOWLEDGMENT OF NOTICE

The undersigned landowner(s) hereby accepts notice of a partition line fence complaint made by _____, Complainant(s), this _____ day of _____, 20_____, at _____.

Respondent(s)

(Have Acknowledgment of Notice signed by Respondent(s) or send by certified mail, return receipt requested, or give to Sheriff for personal service. Keep duplicate copy with proof of notice and return to Township Clerk.)

BEFORE THE TOWNSHIP TRUSTEES

COFFINS GROVE TOWNSHIP, DELAWARE COUNTY, IOWA

Craig Saunders

Complaining Party

2012 145th Ave.

Manchester Iowa 52057

Address

vs.

Mortgage Electronic Registration Systems Inc.

Responding Party

1417 N Magnolia Ave.

Ocala FL. 34475

Address

Now comes the above-named Complainant(s) and respectfully makes application to the COFFINS GROVE Township Trustees, DELAWARE County, pursuant to Chapter 113, *Iowa Code*, to act as Fence Viewers to determine a fence controversy with the above-named Respondents, and do state to the Trustees as follows:

1. These Complainants own the following described parcel: The South 26 Acres of the Northwest Quarter of the Northeast Quarter of section 26 Township Eighty Nine North Range six west of the Fifth Principal Meridian.

2. Adjoining the ownership of these Complainants, the Respondents own the following described parcel: Directly to the South of the above property.

3. A controversy has developed between the two adjoining owners in the following respects: (Explain inadequacy of fence.) Border fence not able to hold Livestock. Fence is down and needs to be replaced

Dated this 28 day of March, 2010.

Craig Saunders

Craig Saunders

Complainants

STATE OF IOWA, Delaware **COUNTY, SS.**

On this 8th day of April, 2010, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Craig Saunders, known to me to be the identical person(s) named in and who executed the within and foregoing instrument, and acknowledged that he/she executed the same as a voluntary act and deed.

JoAnn Heffernan

Notary Public in and for the State of Iowa

JOANN HEFFERNAN
Notarial Seal - Iowa
Commission # 221059
My Commission Expires 2-19-2011

NOTICE OF HEARING

TO: CRAIG Saunders

Complaining Party

2012 145th Avenue
Manchester Iowa 52057

Address

Mortgage Electronic Registration Systems, Inc

Responding Party

1417 N Magnolia Avenue
Ocala FL 34475

Address

You are hereby notified that the Coffins Grove Township Trustees, Delaware County, acting as fence viewers under Chapter 113 of the *Iowa Code*, will meet to hear the fence viewers controversy between the above-named adjoining landowners on the 7TH day of MAY, 20 10, at 3:30 o'clock p.m. at Delaware County Courthouse 301 S Main St, Manchester IA 52057.

You may be present and present any facts you desire for consideration in connection therewith.

The partition fence in dispute is located at: South 26 Acres of the north west quarter of the northeast quarter of section 26 township Eighty-nine North range six west of the Fifth principal Meridian.

Govern yourselves accordingly.

Colleen Eagan

Township Clerk

NOTE: PROPERTY ADDRESS
2026 145TH AVE
MANCHESTER, IA 52057

ACKNOWLEDGEMENT OF SERVICE

The undersigned landowner(s) hereby accepts due, timely and legal service of notice of the above and foregoing Notice of Hearing this 7th day of May, 20 10, at Delaware County Court House.

Craig Saunders

Complaining Parties

ACKNOWLEDGMENT OF SERVICE

The undersigned landowner(s) hereby accepts due, timely and legal service of notice of the above and foregoing Notice of Hearing this _____ day of _____, 20____, at _____.

Responding Parties

NOTE: If all interested parties do not sign Acknowledgement of Service, those not signing must be served personally by the Sheriff at least five (5) days prior to date set for hearing.

(Copy of this Notice to each party acknowledged or with proof of service shall be placed on record with County Recorder.)

SHERIFF

SHERIFF'S RETURN OF SERVICE

MARION COUNTY

SERVICE #: S10014991
TYPE OF: NOTICE OF HEARING
PLAINTIFF: SAUNDERS,CRAIG
DEFENDANT: MORTGAGE ELECTRONIC REG SYS INC
RETURN TO: ANDREWS, MAX J- COFFINS GRV TRUSTEE
ADDRESS: 1408 EARLY STAGECOACH RD
CITY: MANCHESTER, IA 52057
POE:
DESC:
DIRECTIONS:
COMMENTS: NOTICE OF HEARING

ACCOUNT #: A10001240
CASE #: NOCASENO
COURT: DELAWARE COUNTY COUNTY COURT
COURT DATE: 5/7/2010
DUE DATE:
SERVE: MORTGAGE ELECTRONIC REG SYS INC
ADDRESS: 1417 N MAGNOLIA AVE
CITY: OCALA, FL 34475

Received this writ on the 26 day of April A.D. 2010 and served same on the within named at 1145 on the 6 day of May A.D. 2010 in Marion County, Florida

___ **INDIVIDUAL**

By delivering a true copy of this writ with the date and hour of service endorsed thereon by me and a true copy of the initial pleading.

___ **SUBSTITUTE**

By delivering a true copy of this writ with the date and hour of service endorsed thereon by me and a copy of the initial pleading by leaving the copies at (his/her) usual place of abode with a resident of the household above the age of 15 years, to-wit: _____ and informing the person of the contents thereof.

(Name and Relationship)

X **CORPORATION**

By delivering a true copy of this writ with the date and hour of service endorsed thereon by me and a copy of the initial pleadings to _____ as _____ of said corporation: In the absence of the President, Vice President Cashier, Treasurer, Secretary, General Manager, Director or any officer. (as defined in FS 48.081(1)). To _____ as registered agent of the within named Corporation (as defined in FS 48.091(1)). To Rena Robertson as an employee of the within named corporation at said corporation's place of business because service could not be made on the registered agent for failure to comply with FS 48.091 thereby complying with 48.081(3).

___ **POSTING**

By posting on the premises located at _____ a true copy of this writ with the date and hour of service endorsed thereon by me and a copy of the inital pleadings attached to a conspicuous place on the property described within after making two (2) attempts not less than six (6) hours apart in that the tenant could not be found and there was no person on the property residing therein, fifteen (15) years of age or older upon whom service could be made.

___ **OTHER** _____

___ **NON-SERVICE**

For the reason that after diligent search and inquiry failed to find said _____

X **COMMENTS** _____

secretary

The foregoing instrument was acknowledged before me this 6 day of May 2010 by K Robb who is personally known by me.

Notary Lori-Anne McMurray

Lori-Anne McMurray
Commission # DD597816
Expires September 21, 2010
Bonded Troy Fain - Insurance Inc 800-385-7019

ED DEAN, SHERIFF

BY: RD 4561
Deputy Sheriff

Note: Only that service indicated by the X is applicable to this return.

ORIGINAL COPY

MCSO FORM #CIV101 DEC 2010

NOTICE OF FINDINGS

Coffin's Grove **TOWNSHIP,** Delaware Co **COUNTY**

CRAIG SAUNDERS

Complaining Party

2012 145th AVENUE

Manchester IA 52057

Address

vs.

Mortgage Electronic Registration Systems, Inc

Responding Party

1417 N Magnolia Avenue

Ocala FL 34475

Address

Now on this 7 day of May, 20 10, a controversy having arisen between the parties named above, adjoining landowners, as to the erection and maintenance of a partition fence, it comes on for hearing before Coffins Grove Township Trustees, Delaware County, State of Iowa, acting as fence viewers upon the request of one of the landowners, pursuant to Chapter 113 of the Code.

The Trustees, after providing all parties in interest with due notice or accepting waiver of same, after inspection of the property and fences and being fully advised in the premises, FINDS:

That the complaining party is the owner of the following described real estate, to-wit: (Insert full legal description.) 2012 145th Avenue, Manchester, IA (S. 26 Ac NW NE)

and (SEE: Pg 274)

That the responding party is the owner of the following described real estate, to-wit: (Insert full legal description.) 2026 145th Avenue, Manchester IA (N. 230' SW NE)

(SEE: Pg 274)

and

That there is a partition fence between said tracts of real estate which should be maintained and repaired according to Iowa law,

and

That the Trustees further find that the parties should build, repair and/or maintain their respective portions of said partition fence as is hereinafter ordered.

IT IS THEREFORE HEREBY ORDERED AND ADJUDGED by the Trustees of said Township as follows, to-wit:

① That the complaining party, his/her grantees and successors in interest shall erect and/or maintain that part of the said partition fence described as follows, to wit: WEST – 660 ft. of: The SOUTH 1320 ft. "FENCE-LINE" of the Northwest quarter of the Northeast quarter of Section 26 township Eighty-nine North range of Six West of the Fifth principal Meridian.

② That the responding party, his/her grantees and successors in interest shall erect and/or maintain that part of the said partition fence described as follows, to-wit: EAST – 660 ft. of: The NORTH 1320 ft. "FENCE-LINE" of the Southwest quarter of the Northeast quarter of Section 26 township Eighty-nine North range of Six West of the Fifth principal Meridian.

③ That said partition fence shall be a "lawful" fence. YES

④ (Insert other legal requirements to be made of one or both parties including date when work is to be completed.) EACH PARTY SHALL BE RESPONSIBLE FOR "LAWFUL" FENCE TO BE COMPLETED BY: MAY 26, 2010

5. That the costs of this proceeding to be paid on entry of this Order shall be borne as follows:

Recording Fees $ 79.00 Copy Fees $ 19.75

Trustee Fees $ 150.00 Clerk Fees $ 147.44

Fence Work $2033.50

Complaining party shall pay $ 179.69; responding party shall pay $ 2250.

Sheriff fee to serve papers $43.00

Certified, Signature requested, overnight mailing fees 44.44

87.44

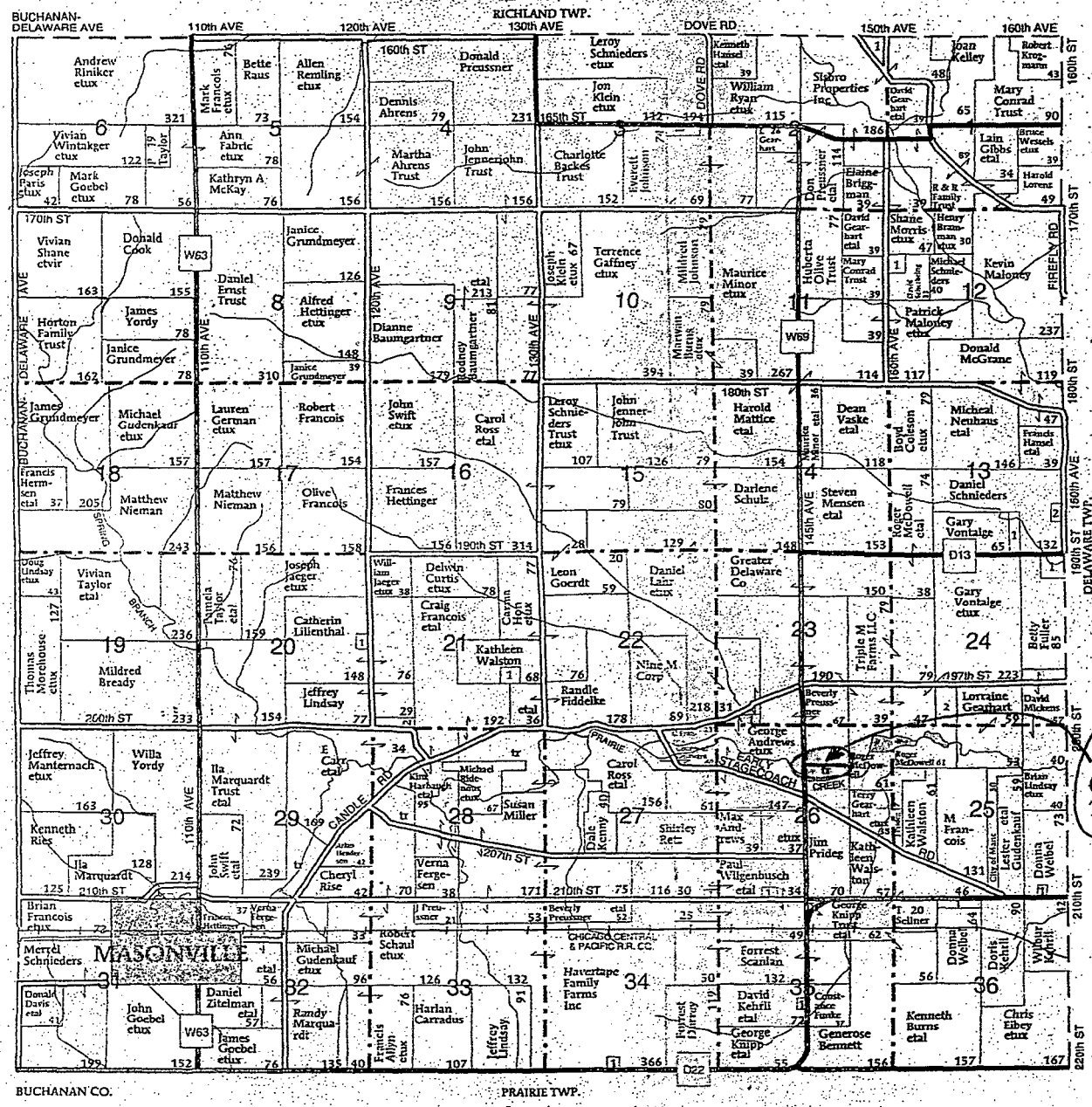
Clerk Hours 60.00

147.44

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ation.
Contact Farm & 2 • Fax 641-444-5150
.com
to g s publication

Supporting doc. #5

T-89-N COFFINS GROVE PLAT R-6-W



COFFINS GROVE TOWNSHIP

SECTION 2
1. Gearhart, David 7

SECTION 3
1. Collins, Robert 8

SECTION 12
1. Reimer, Roger 6

SECTION 13
1. Boge, Thomas 10
2. Kennedy Jr, Everett 6

SECTION 20
1. Lammers, Daniel 10

SECTION 21
1. Eagan, Thomas 6
2. Lee, Gerald 9

SECTION 23
1. Andrew, Max 12

SECTION 24
1. Schulte, Daniel 13
2. Gearhart, Ronald 12

SECTION 25
1. Kehrli, Chad 6

SECTION 26
1. Wulfekuhle, Steven 8

SECTION 27
1. Helms, Chris 6

SECTION 34
1. Lindsay, Dennis 6

SECTION 35
1. Deutmeyer, Daniel 7

SECTION 36
1. Elmcrest Genetics Inc 7

Summary

Parcel ID	130260001630
Alternate ID	
Property Address	2026 145th Ave Manchester
Sec/Twp/Rng	26-89-6
Brief Legal Description	N. 230' SW NE (Note: Not to be used on legal documents)
Document(s)	QCD: 139-267 (1998-04-01) DED: 2007-1476 (2007-05-11) SSD: 2009-2694 (2009-07-07)
Iowa Land Records	
Gross Acres	6.76
Exempt Acres	N/A
Net Acres	6.76
CSR	N/A
Class	R - Residential
Tax District	COFFINS GROVE
School District	WEST DELAWARE

Owner

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder) Mortgage Electronic Registrations Systems Inc As Nominee For Taylor Bean & Whiteaker Mortgage Cor Acct #1649574 1417 N Magnolia Ave Ocala, FL 32670		

Valuation

	2009	2008	2007	2006
+ Land	$39,400	$39,400	$39,400	$27,500
+ For Resv				$7,700
+ Building	$123,400	$123,400	$126,800	$113,200
= Total Assessed Value	$162,800	$162,800	$166,200	$148,400

Taxation

	2008	2007	2006
+ Taxable Land Value	$17,962	$17,368	$12,529
+ Taxable Building Value	$56,257	$55,894	$51,573
+ Taxable Dwelling Value	$0	$0	$0
= Gross Taxable Value	$74,219	$73,262	$64,102
- Military Exemption	$0	$0	$0
= Net Taxable Value	$74,219	$73,262	$64,102
x Levy Rate (per $1000 of value)	26.19807	25.23376	24.11128
= Gross Taxes Due	$1,944.39	$1,848.68	$1,545.58
- Ag Land Credit	$0.00	$0.00	$0.00
- Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00
- Family Farm Credit	$0.00	$0.00	$0.00
- Homestead Credit	$0.00	$0.00	$0.00
- Prepaid Tax	$0.00	$0.00	$0.00
= Net Taxes Due	$1,944.00	$1,848.00	$1,546.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2008	March 2010	$972	Yes	3/15/2010	2102
	September 2009	$972	Yes	9/23/2009	
2007	March 2009	$924	Yes	4/28/2009	2095
	September 2008	$924	Yes	9/22/2008	
2006	March 2008	$773	Yes	3/26/2008	2053
	September 2007	$773	Yes	9/25/2007	

No data available for the following modules: Sales. Click here for help.

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Summary

Parcel ID	130260002000
Alternate ID	
Property Address	2012 145th Ave Manchester
Sec/Twp/Rng	26-89-6
Brief Legal Description	S 26 AC NW NE (Note: Not to be used on legal documents)
Document(s)	REC: 139-164 (0001-01-01)
Iowa Land Records	
Gross Acres	24.80
Exempt Acres	N/A
Net Acres	24.80
CSR	31.5
Class	A - Agriculture
Tax District	COFFINS GROVE
School District	WEST DELAWARE

Owner

Primary Owner	Secondary Owner	Mailing Address
(Deed Holder) Saunders, Craig L & Brenda L 2012 145th Ave Manchester, IA 52057		

Valuation

	2009	2008	2007	2006
+ Land	$13,600	$9,000	$9,000	$12,600
+ Dwelling	$80,400	$80,400	$80,400	$71,800
+ Building	$3,500	$3,500	$3,500	$3,500
= Total Assessed Value	$97,500	$92,900	$92,900	$87,900

Taxation

	2008	2007	2006
+ Taxable Land Value	$8,447	$8,109	$12,600
+ Taxable Building Value	$3,285	$3,154	$3,500
+ Taxable Dwelling Value	$36,654	$35,441	$32,712
= Gross Taxable Value	$48,386	$46,704	$48,812
- Military Exemption	$0	$0	$0
= Net Taxable Value	$48,386	$46,704	$48,812
x Levy Rate (per $1000 of value)	26.19807	25.23376	24.11128
= Gross Taxes Due	$1,267.62	$1,178.52	$1,176.92
- Ag Land Credit	($9.74)	($14.99)	($15.86)
- Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00
- Family Farm Credit	($8.24)	($12.64)	($13.41)
- Homestead Credit	($92.75)	($88.11)	($85.36)
- Prepaid Tax	$0.00	$0.00	$0.00
= Net Taxes Due	$1,156.00	$1,062.00	$1,062.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2008	March 2010	$578	Yes	3/26/2010	2111
	September 2009	$578	Yes	9/30/2009	
2007	March 2009	$531	Yes	3/22/2009	2084
	September 2008	$531	Yes	9/29/2008	
2006	March 2008	$531	Yes	3/30/2008	2042
	September 2007	$531	Yes	9/30/2007	

No data available for the following modules: Sales. Click here for help.

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Last Data Upload: 5/27/2010 3:55:09 AM

IN WITNESS WHEREOF, we have hereunto signed our names as Trustees of Coffins Grove Township, Delaware County, State of Iowa.

Dated at Manchester, Iowa, this 26th day of May, 2010.

TOWNSHIP TRUSTEES ACTING AS FENCE VIEWERS

Max J Andrews — MAX J ANDREWS

TRUSTEE

Gerald D Lee — GERALD D LEE

TRUSTEE

Randle R Fiddelke — RANDLE R FIDDELKE

TRUSTEE

(At least two Trustees must sign.)

Attest:

Colleen K. Eagan — COLLEEN K EAGAN

Township Clerk

APPEALS MAY BE MADE BY FILING A NOTICE OF APPEAL WITH THE CLERK OF DISTRICT COURT WITHIN 20 DAYS AFTER THE DATE OF THIS DECISION.

STATE OF IOWA, COUNTY OF Delaware **, SS.**

I, Colleen Eagan, being first duly sworn on oath depose and state that I am the Township Clerk of Coffins Grove Township, Delaware County, Iowa; that I do hereby certify that the foregoing Order of Fence Viewers was recorded in the Township book under the date of MAY 26, 2010; and that the foregoing Order is a true and correct copy of said Order as recorded in said Township book.

Colleen K Eagan

Township Clerk

Subscribed and sworn to before me by Colleen Meyer this 28th day of May, 2010.

Colleen Meyer

COLLEEN MEYER
Notarial Seal - Iowa
Commission # 704820
My Commission Expires 08-28-12

Notary Public in and for the State of Iowa

(File one copy in the Township book and file one copy with the County Recorder. Each party to the Order should also have a copy for his or her records.)