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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By: City of Manchester, Laura Thomas, 208 E. Main Street, Manchester, Iowa, Ph. 563-927-3636
Return To: William B. Turner, 108 Circle Drive, Manchester, Iowa, Ph. 515-491-3821

FENCE AGREEMENT

This agreement made this 15 day of April 2016, by and between **Alaina C. and William B. Turner**, Party of the First Part, and, **Cody J. Cooke**, 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 **North** property line of the party of the first part, in Manchester, Delaware County, Iowa, on the parcel legally described as follows:

That part of Lots Eleven (11) and Twelve (12) of the Subdivision of the North Half (N ½) of the Southeast Quarter (SE ¼) and the South Half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eight Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point thirty three (33) feet North and one hundred sixty eight and five-tenths (168.5) feet East from the Southwest corner of said Lot Twelve (12), and running thence East sixty five and one-half (65½) feet, thence North one hundred twenty (120) feet, thence West sixty three (63) feet, thence South one hundred twenty (120) feet to the point of beginning. (aka 108 Circle Drive, Manchester, Delaware County, Iowa)

AND WHEREAS, the party of the second part agrees to said fence being on the **South** property line of the party of the second part, in Manchester, Delaware County, Iowa, on the parcel legally described as follows:

That part of Lot Three (3) of the Subdivision of Lot Nine (9) and part of Lot Eleven (11), of the Subdivision of the North one-half (N ½) of the South east Quarter (SE ¼) and the South one-half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point on the South line of Clara Avenue 228.0 feet East of the East line of Franklin Street in Manchester, Iowa and running thence South and parallel with Franklin Street 116.0 feet, thence East 63.0 feet, thence North parallel with Franklin Street 116.0 feet, thence West 63.0 feet to the point of beginning; and that part of Lot Eleven (11) of said Subdivision of the North one-half (N ½) of the Southeast Quarter (SE ¼) and the South one-half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point 33.0 feet North and 231 ½ feet East of the South west corner of Lot Twelve (12) of said Subdivision and running thence North 120.0 feet to the point of beginning, thence East 67.0 feet, thence North 39.0 feet, thence West 67.0 feet, thence South 39.0 feet to the point of beginning;

The above property also being described as follows: That part of Lot Three (3) of the Subdivision of Lot Nine (9) and that part of Lot Eleven (11) of the Subdivision of the North half (N ½) of the Southeast Quarter (SE ¼) and the South half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at a point on the South Line of Clara Avenue 228.0 feet East of the East line of Franklin Street in Manchester, Iowa and running thence parallel with Franklin Street 155.0 feet, thence East 67.0 feet, thence North parallel with Franklin Street 39.0 feet, thence West 4.0 feet, thence North parallel with Franklin Street 116.0 feet to the South line of Clara Avenue, thence West 63.0 feet to the point of beginning. (aka 115 Clara Avenue, Manchester, Delaware County, Iowa)

AND WHEREAS, the said fence to be on the **North** property line of the party of the first part; and the **South** property line of the party of the second part:

AND WHEREAS, Section 165.25.10(g)(2) "Fence Regulations" of the Zoning Code of Ordinances of the City of Manchester, Iowa, requires an agreement in writing be established for the erection of a fence or wall on the property line.

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.
5. Both parties warrant title to their property is sufficient authority for them to enter into this agreement agree the City is not responsible for any title issues that may arise.

PARTY OF THE FIRST PART

William B. Turner
PARTY OF THE FIRST PART

State of Iowa)
) ss:
County of Delaware)

On this 23 day of June, 2016, before me, a Notary Public in and for the State of Iowa, personally appeared, **William B. Turner,** 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.

Teresa Turnis
Notary Public in and for the State of Iowa

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Printed Notary Name Teresa Turnis

PARTY OF THE FIRST PART

Alaina C. Turner
PARTY OF THE FIRST PART

State of Iowa)
) ss:
County of Delaware)

On this 23 day of June, 2016, before me, a Notary Public in and for the State of Iowa, personally appeared, **Alaina C. Turner**, 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 **her** voluntary act and deed.

Teresa Turnis
Notary Public in and for the State of Iowa

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Printed Notary Name Teresa Turnis

PARTY OF THE SECOND PART

Cody J. Cooke
PARTY OF THE SECOND PART

State of Iowa)
) ss:
County of Delaware)

On this 16 day of May, 2016, before me, a Notary Public in and for the State of Iowa, personally appeared, **Cody J. Cooke**, to me personally known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as **his** voluntary act and deed.

Teresa Turnis
Notary Public in and for the State of Iowa

TERESA TURNIS
Commission Number 723636
My Comm. Exp. 7-25-18

Printed Notary Name Teresa Turnis