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Document 2025 1342 Type 06 014 Pages 2
Date 5/28/2025 Time 3:40:44PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By: City of Manchester, Laura Thomas, 208 E. Main Street, Manchester, Iowa, Ph. 563-927-1111
Return To: Jeffrey K. Ilgen, 1130 N 3rd Street, Manchester, Iowa 563-920-4744

FENCE AGREEMENT

This agreement made this 28 day of May, 2025, by and between Jeffrey K. Ilgen, Party of the First Part, and S & K Property Maintenance, LLC, 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 West property line of the party of the first part, in Manchester, Delaware County, Iowa, on the parcel legally described as follows:

The East one-half (E ½) and the East twenty three (23.0) feet of the West one-half (W ½) of Lot Ninety Four (94), Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1, except the North fifty (50.0) feet thereof.
(aka 1130 N 3rd Street)

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

The West one-half (W ½) of Lot Ninety Four (94), Henry Acers' Addition to Manchester, Iowa, according to plate recorded in Book 1 Plats, Page 1, except the East twenty three (23) feet thereof.
(aka 1131 N 4th Street)

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

AND WHEREAS, Section 169.05 "FENCES AND WALLS" 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.

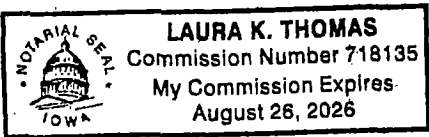
PARTY OF THE FIRST PART

Jeffrey K. Ilgen
Jeffrey K. Ilgen, PARTY OF THE FIRST PART

State of Iowa)
) ss:
County of Delaware)

On this 28 day of May, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared, Jeffrey K. Ilgen, to me personally known to be the identical persons named in and who executed the foregoing instrument and acknowledged that he executed the same as his/her voluntary act and deed.

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



PARTY OF THE SECOND PART

S & K Property Maintenance, LLC
PARTY OF THE SECOND PART

State of Iowa)
) ss:
County of Delaware)

On this 28 day of May, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared, S & K Property Maintenance, LLC to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he executed the same as his/her voluntary act and deed.

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

