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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. 563-927-1111

Return To: Cassidy Lynn Walter, 109 Circle Drive, Manchester, Iowa 52057 563-608-0317

### FENCE AGREEMENT

This agreement made this 14th day of Aug, 2025, by and between Cassidy Lynn Walter, Party of the First Part, and Jacob S. Moore (Contract Holder) and Delbert Moore (Deed Holder), 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 **SOUTH** property line of the party of the first part, in Manchester, Delaware County, Iowa, on the parcel legally described as follows: Lot Eight (8) of Unga Subdivision of parts of Lots Eleven (11), Twelve (12) and Fourteen (14), of the 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 Principal Meridian, according to plat recorded in Book 2 Plats, Pages 70-71. (aka 109 Circle Drive)

**AND WHEREAS**, the party of the second part agrees to said fence being on the **NORTH** 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 Fourteen (14) of the Subdivision of part 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., according to plat recorded in Book A Plats, Page 6, described as commencing at a point sixty (60) feet East of the Southeast corner of Lot Fifteen (15) of said Subdivision, running thence North one hundred fifty (150) feet parallel with Franklin Street, thence East sixty (60) feet, thence South one hundred fifty (150) feet, thence West sixty (60) feet to the point of beginning.**

**(aka 112 East Prospect Street)**

**AND WHEREAS**, the said fence to be on the **SOUTH** property line of the party of the first part; and the **NORTH** 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.

Cassidy Lynn Walter  
Cassidy Lynn Walter, Party of the First Part

State of Iowa )  
 )  
County of Delaware )

On this 9<sup>th</sup> day of August, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared **Cassidy Lynn Walter**, to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her voluntary act and deed.

Linda K. Schilling-Dempster  
Notary Public in and for the State of Iowa

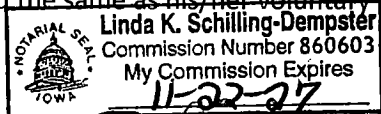


Jacob S. Moore  
Jacob S. Moore, Contract Holder  
Party of the Second Part

State of Iowa )  
 )  
County of Delaware )

On this 9<sup>th</sup> day of August, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared **Jacob S. Moore**, to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her voluntary act and deed.

Linda K. Schilling-Dempster  
Notary Public in and for the State of Iowa



Delbert Moore  
Delbert Moore, Deed Holder  
Party of the Second Part

State of Iowa )  
 )  
County of Delaware )

On this 14<sup>th</sup> day of August, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared **Delbert Moore**, to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her voluntary act and deed.

Linda K. Schilling-Dempster  
Notary Public in and for the State of Iowa

