

BK: 2024 PG: 814  
Recorded: 4/19/2024 at 8:38:55.0 AM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

*Do not write/type above this line. For filing purposes only.*

FORM 5114 (01-2023)

RETURN TO Farm Credit Services of America, 105 Theater Circle  
PREPARER: Perry, IA 50220

Coleman, Ryan  
(515) 465-5318

### PARTIAL RELEASE OF MORTGAGE

**Mortgagee:** Farm Credit Services of America, FLCA

**Mortgagor(s):**  
BG3 Farms, LLC, a Limited Liability Company

For valuable consideration, Mortgagee hereby releases from the lien of the mortgage and any amendments or addendums thereto dated December 15, 2023, executed by above named Mortgagor(s) and recorded in the Iowa real estate records as follows:

County: Madison  
Filing Office: Recorder  
Date Filed: 12/19/2023  
Recorded in book 2023 page 3098

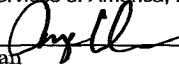
the following described property:

Parcel E in the South Half of the Northwest Quarter of Section 34, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, as recorded in Plat of Survey Recorded April 8, 2024 in Book 2024 Page 735.

**Said Mortgage to remain in full force and effect as to all other property described therein.**

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed on the date set out in the acknowledgment.

Farm Credit Services of America, FLCA

By   
Ryan Coleman  
VP of Loan Servicing

STATE OF NEBRASKA )  
COUNTY OF Lancaster ) ss

On this 19<sup>th</sup> day of April, 2024 before me, a Notary Public, personally appeared Ryan Coleman, being by me personally known, and duly sworn, did say that he/she is VP of Loan Servicing of the corporation executing the foregoing instrument; that the instrument was signed on behalf of the corporation by authority of its board of directors; and acknowledged the execution of the instrument to be the voluntary act and deed of the corporation and him/her.

CAROLINE R CASE  
General Notary - State of Nebraska  
My Commission Expires Oct 31, 2027

Caroline R Case  
CAROLINE R CASE  
Notary Public in and for Said County and State

My commission expires Oct 31, 2027

BK: 2024 PG: 735  
Recorded: 4/8/2024 at 1:45:18.0 PM  
Pages 1  
County Recording Fee: \$7.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$10.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

## PLAT OF SURVEY

### INDEX LEGEND

LOCATION: Part of the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 34  
T 77N, R 28W, Madison County, Iowa

OWNER: BG3 Farms, LLC  
1904 Hogback Bridge Road, Winterset IA 50273

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 2023 Page 3080

PREPARED BY: CHAD A. DANIELS  
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

### SURVEY LEGEND

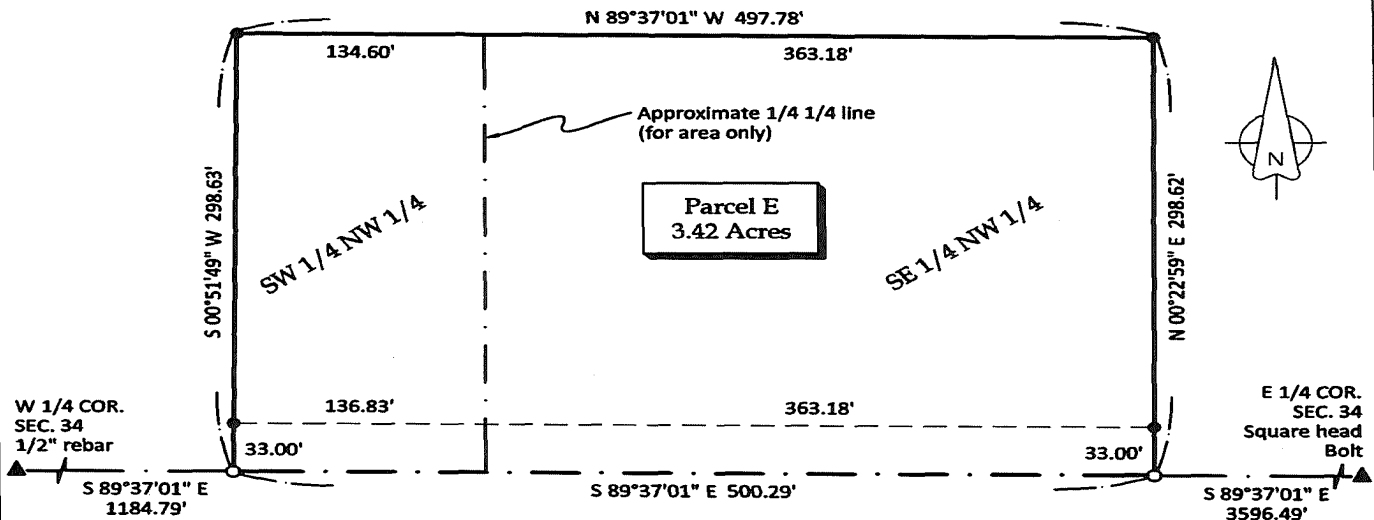
( ) - Recorded Distance/Bearing  
--- 33' Road Easement  
--- Section line

#### Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532

0 100 200 FEET

BASIS OF BEARINGS IS IA RCS ZONE 8

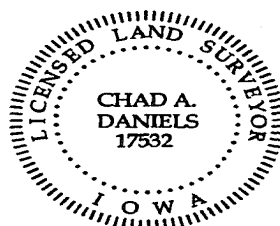


#### DESCRIPTION - PARCEL E:

That part of the South Half of the Northwest Quarter of Section 34, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows;

Commencing at the West Quarter corner of said Section 34; thence South 89 degrees 37 minutes 01 seconds East, 1184.79 feet along the South line of said South Half of the Northwest Quarter to the Point of Beginning; thence South 89 degrees 37 minutes 01 seconds East, 500.29 feet along said South line; thence North 00 degrees 22 minutes 59 seconds East, 298.62 feet; thence North 89 degrees 37 minutes 01 seconds West, 497.78 feet; thence South 00 degrees 51 minutes 49 seconds West, 298.63 feet to the Point of Beginning, having an area of 3.42 Acres including 0.38 Acres of Road Easement.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW NW	0.83	0.10	0.93
SE NW	2.21	0.28	2.49
TOTAL	3.04	0.38	3.42



I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 8 APR 24  
Chad A. Daniels Date

Iowa License No. 17532  
My license renewal date is 12-31-2024  
Page No.'s covered by this seal: 1