

Recorded: 4/16/2019 at 3:33:31.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 818

Prepared by and return to Erika L. Allen, 630 G Ave., P.O. Box 365, Grundy Center, IA
50638 Ph: 319-824-6951

AGREEMENT

THIS AGREEMENT made by and between GNB Bank and Beverly A. Reisner-Cirksena, pursuant to the provisions of Section 654.18 of the Code of Iowa (Alternative Non-Judicial Voluntary Foreclosure Procedure), WITNESSETH:

WHEREAS, the First State Bank, Manchester, Iowa, effected a loan to Beverly A. Reisner-Cirksena on the 24th day of March, 2011, which loan was evidenced by the execution of a promissory note and secured by a real estate mortgage dated March 24, 2011, and recorded March 29, 2011, in Book 2011 at Page 1086, in the office of the Recorder of Delaware County, Iowa, and which mortgage covered the following described real estate situated in Delaware County, Iowa, to-wit:

The North fifty (50) feet of the South seventy-two (72) feet of the West one-half (W1/2) of Lot Twenty-six (26) of A. R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410 of the Records of the Delaware County Recorder,

and

WHEREAS, GNB Bank is a successor in interest to First State Bank, Manchester, Iowa, and is a holder in due course of the above described mortgage and promissory note, and

WHEREAS, the Beverly A. Reisner-Cirksena is in default on the aforesaid promissory note and real estate mortgage and there is now owing to GNB Bank on said instrument the principal sum of \$46,591.57 plus interest to March 11, 2019, in the amount of \$1,663.89 for a total of \$48,255.46 plus per diem interest in the amount of \$7.02, and

WHEREAS, Beverly A. Reisner-Cirksena and GNB Bank have elected to follow the alternative voluntary foreclosure procedures pursuant to section 654.18, Code of Iowa, in satisfaction of the said promissory note and real estate mortgage, and

WHEREAS, the said Beverly A. Reisner-Cirksena, has executed a warranty deed and delivered the same to GNB Bank conveying the above described real estate, and

WHEREAS, GNB Bank has waived any rights to a deficiency judgment or other claims in this matter, and

NOW, THEREFORE, GNB Bank hereby accepts the conveyance and waives any rights to a deficiency or other claim against Beverly A. Reisner-Cirksena arising from the aforesaid promissory note and the above described real estate mortgage. Beverly A. Reisner-Cirksena agrees that GNB Bank shall have immediate access for the purpose of maintaining and protecting the property.

This Agreement shall be executed by the parties hereto and filed in the office of the Recorder of Delaware County, Iowa.

Beverly A. Reisner-Cirksena acknowledges that a form entitled, "DISCLOSURE AND NOTICE OF CANCELLATION" is attached to this Agreement, and that she has received the completed Disclosure statement, in duplicate, from GNB Bank.

Beverly A. Reisner-Cirksena by the warranty deed executed in conjunction with this Agreement, hereby conveys to GNB Bank all interest in the above described real estate, and the parties hereto hereby state that they have voluntarily elected to use this Alternative Non-Judicial Voluntary Foreclosure Procedure.

A review of title records indicates that the real estate which is the subject of this Agreement is subject to the following liens:

1. **Dupaco Community Credit Union, Money Judgment entered in Delaware County Case No. SCSC011057 on June 12, 2015, in the principal amount of \$3,130.27 with interest at 9.00% per annum from May 18, 2015.**
2. **Cavalry SPV I, LLC, Money Judgment entered in Delaware County Case No. SCSC011685 on October 22, 2018, in the principal amount of \$5,463.14 with interest at 4.63 % per annum from September 20, 2018.**

Dated this 20 day of MARCH, 2019.

Beverly A. Reisner-Cirksena
Beverly A. Reisner-Cirksena

GNB Bank

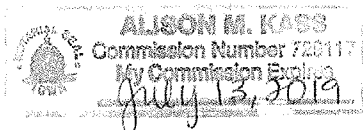
By: Sarah Maurer

STATE OF IOWA)

SS:

Delaware County)

On this 20th day of March, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Beverly A. Reisner-Cirksena, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act and deed of the person and of the fiduciary.



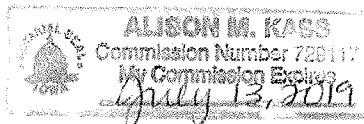
Alison M. Kass
_____, Notary Public
in and for the State of Iowa

STATE OF IOWA)

SS:

Delaware County)

On this 20th day of March, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sarah Maurer as Loan Officer of GNB Bank, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Alison M. Kass
_____, Notary Public
in and for the State of Iowa