

Recorded: 2/11/2022 at 9:15:01.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 488

Recorder's Cover Sheet

Preparer Information: **Melanie N. Ferguson**
 CoBank, ACB
 6340 S. Fiddlers Green Circle
 Greenwood Village, CO 80111
 800-542-8072

Return Document To: **Melanie N. Ferguson**
 CoBank, ACB
 6340 S. Fiddlers Green Circle
 Greenwood Village, CO 80111
 800-542-8072

Name of Document: **Partial Release of Mortgage**

Mortgagor: **Innovative Ag Services Co.**

Mortgagee: **CoBank, ACB**

Legal description: **See Exhibit "A" Attached, Pg 4**

Document or instrument number of previously recorded documents:

Document No. 2007386;
Deed Book 2008, Page 3424;
Book 2010, Page 1643;
Book 2011, Page 2715;
Book 2012, Page 2931

Prepared by, and after recording, return to:
CoBank, ACB
Legal and Loan Processing
Melanie N. Ferguson
6340 S. Fiddlers Green Cir.
Greenwood Village, CO 80111
(800) 542-8072

Innovative Ag Services Co.
2010 South Main St.
Monticello, IA 52310
Legal Description: See Exhibit A,
Pg. 4

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PARTIAL RELEASE OF MORTGAGE

COBANK, ACB, a federally-chartered instrumentality of the United States, for good and valuable consideration, the receipt and sufficiency whereof is hereby confessed, does hereby remise, release, convey, and quit claim unto **INNOVATIVE AG SERVICES CO.**, an Illinois agricultural cooperative association, of Monticello, Iowa, all right, title, interest, claim, or demand whatsoever it may have acquired in, through, or by the following described mortgages filed in the County Recorder's Office of Delaware County, Iowa: Real Estate Mortgage dated January 9, 2007, filed on February 7, 2007 in Book 2007, Page 386, as Document No. 2007386; as amended by that certain Amended and Restated Real Estate Mortgage recorded on November 4, 2008, in Deed Book 2008, Page 3424; as amended by that certain Amended and Restated Mortgage recorded May 28, 2010, in Book 2010, Page 1643; as amended by that certain Amendment to Mortgage recorded August 30, 2011, in Book 2011, Page 2715; as amended by that certain Amended and Restated Real Estate Mortgage, Security Agreement, Assignment of Rent and Fixture Filing recorded August 31, 2012, in Book 2012, Page 2931, only insofar as the same may be a lien upon the premises described as follows:

See EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This release is given on the express terms and condition that it shall in no wise affect the lien of the herein referenced mortgage on the remaining land described in said mortgage, but shall only be construed as a release from the lien of said mortgage as to the land herein described.

[Remainder of Page Intentionally Blank; Signatures on Following Page]

EXHIBIT A

INNOVATIVE AG SERVICES CO.

Delaware County, Iowa

PARCEL 2

TRACT 2:

Lot 2, of Innovative AG. Services Addition Final Plat dated December 03, 2007 and recorded December 13, 2007 in Book 2007, Page 3991.

Together with and subject to an easement for ingress and egress in favor of Innovative Ag Services Co. reserved in Quit Claim Deed dated June 17, 2007 and recorded June 19, 2007 in Deed Book 2007, Page 2353.

Together with and subject to a 26' wide easement for Ingress/Egress and Utility reserved on Innovative AG. Services Addition Final Plat dated December 03, 2007 and recorded December 13, 2007 in Book 2007, Page 3991.

AND BEING a portion of the same property conveyed to Innovative AG Services Co., an Illinois agricultural cooperative from Swiss Valley Farms, Co., an Illinois agricultural cooperative by Warranty Deed dated June 27, 2005 and recorded July 05, 2005 in Deed Book 2005, Page 2320.

Tax Parcel No. 630204008400