

Recorded: 1/27/2023 at 8:26:45.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 193

**PARTIAL RELEASE OF REAL ESTATE MORTGAGE
Recorder's Cover Sheet**

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

Taxpayer Information: Citizens State Bank, 208 East Main Street, Manchester, IA 52057

Return Document To: James T Peters, 309 First St. E, Independence, IA 50644

Grantors: Citizens State Bank

Grantees: James W. Hill

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



PARTIAL RELEASE OF REAL ESTATE MORTGAGE

The undersigned, the present owner(s) of the mortgage hereinafter described, for valuable consideration, receipt of which is hereby acknowledged, do hereby acknowledge that the following described real estate situated in Delaware County, Iowa, to wit:

Parcel 2022-111

A tract of land located in the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of section 25, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows:

Referring to the Southwest corner of said Southeast 1/4; thence North 88°13'17" East (assumed bearing), 302.13 feet on the South line of said Southeast 1/4 to the point of beginning; thence North 01°46'49" West, 280.45 feet to the centerline of Early Stagecoach Road; thence South 68°05'58" East, 698.30 feet, on said centerline to said South line; thence South 88°13'17" West, 639.50 feet, on said South line to the point of beginning.

The above-described tract contains 2.06 acres more or less of which 0.89 acres previously used as road right of way.

AND

Parcel 2022-112

A tract of land located in the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of section 25, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of said Southeast 1/4 ; Thence North 01°46'49" West (assumed bearing), 412.94 feet on the West line of said Southeast 1/4 to the centerline of Early Stagecoach Road; Thence South 68°05'58" East, 329.91 feet on said centerline; Thence South 01°46'49" East, 280.45 feet to the South line of said Southeast 1/4 ; Thence South 88°13'17" West, 302.13 feet on said South line to the point of beginning.

The above-described tract contains 2.40 acres more or less of which 0.48 acres previously used as road right of way.

All as recorded in the office of the Delaware County Recorder filed November 14, 2022 in Book 2022, Page 3321.

is hereby released from the lien of the real estate mortgage, executed by James W. Hill dated September 23, 2016, recorded in the records of the Office of the Recorder of the County of Delaware, State of Iowa, recorded as document reference number Book 2016 Page 2659 specifically reserving and retaining the mortgage lien and all mortgage rights against all of the remaining property embraced in the mortgage above described.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural, and as masculine, feminine or neuter gender, according to the context.

Dated on Jan. 19, 2023.

Audrey G. Savage
Citizens State Bank
By: Audrey G. Savage

NOTE: For complete release of real estate mortgage, see Form No. 129.

REPRESENTATIVE CAPACITY ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on January 19th, 2023, by
Audrey G. Savage as President of Citizens State Bank.



Cory A. Ranney
Signature of Notary Public