

Recorded: 6/22/2023 at 8:27:50.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1386

Prepared by Melissa Knapp, DuTrac Community Credit Union, 2045 Holliday Dr., Dubuque, IA 52002, 563-582-1331

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 (does) hereby acknowledge that the following described real estate situated in Delaware County, Iowa, to wit:

See attached EXHIBIT "A"

is hereby released from the lien of the real estate mortgage, executed by Thomas L. Thompson and Meghan Thompson, husband and wife, dated the 7<sup>th</sup> day of August, 2018, recorded in the records of the Office of the Recorder of the County of Delaware, in the State of Iowa, in Book 2018, Page 2255, Document 2018 2255, 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 acknowledgement hereof, shall be construed as in the singular or plural, and as masculine, feminine, or neuter gender, according to the context.

Dated this 8th day of June 2023.

DuTrac Community Credit Union

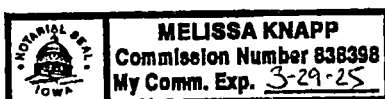
By: Ronald J. Kinsella  
Ronald J. Kinsella, Sr. Vice President of Lending

STATE OF IOWA, DUBUQUE COUNTY, ss:

On this 8<sup>th</sup> day of June, 2023 before me, Melissa Knapp, a Notary Public in and for said County and State, personally appeared Ronald J. Kinsella, to me personally known, who being by me duly sworn, did say that he is the Senior VP of Lending, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Ronald J. Kinsella, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

Melissa Knapp  
Melissa Knapp

Notary Public in and For the State of Iowa



## EXHIBIT "A"

### LEGAL DESCRIPTION

**PARCEL 2023-30** in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.19 acres more or less, including 0.19 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

**COMMENCING** at the Center of Section Twenty-three (23), Township Eighty-seven North (T87N); Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 00°-37'-28" West 648.28 feet along the East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-three (23) to the centerline of County Road D-47;

**Thence** along said centerline and along a circular curve concave Northerly for an arc length of 30.37 feet, said circular curve having a central angle of 01°-12'-54", a radius of 1432.28 feet, a chord bearing of South 79°-25'-24" West and a chord length of 30.37 feet to the **POINT OF BEGINNING**, said corner also being the Northeast corner of Parcel F as recorded in the Office of the Delaware County Recorder in Book 2001, Page 1336;

**Thence** South 00°-50'-57" East 286.68 feet along the East line of said Parcel F;

**Thence** North 89°-38'-39" West 167.94 feet;

**Thence** North 10°-53'-22" West 261.74 feet to a Northerly line of said Parcel F;

**Thence** North 82°-49'-03" East 145.24 feet along a Northerly line of said Parcel F;

**Thence** along a Northerly line of said Parcel F and along a circular curve concave Northerly for an arc length of 69.82 feet, said circular curve having a central angle of 02°-47'-35", a radius of 1432.28 feet, a chord bearing of North 81°-25'-16" East and a chord length of 69.81 feet to the **POINT OF BEGINNING** containing a total of 1.19 acres more or less, including 0.19 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-37'-28" West.