

Recorded: 8/28/2023 at 2:04:17.0 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: 2023 PG: 2072



Prepared by & Return To: Stacia L. Turner, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1269

## PARTIAL RELEASE OF MORTGAGE

The undersigned, Community Savings Bank, the present owner of the mortgage hereinafter described, for valuable consideration, receipt of which is hereby acknowledged, does hereby acknowledge that the following described real estate to real estate situated in Delaware County, Iowa, to-wit:

### THE EASEMENT GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), all in Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5<sup>th</sup>) Principal Meridian, Delaware County, Iowa, as shown on the Acquisition Plat Exhibit "A", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5<sup>th</sup>) Principal Meridian, Delaware County, Iowa; thence North 87° 27' 39" East 56.83 feet along the North line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Twenty (20) to the existing Easterly right of way line of Iowa Highway 13 and the Point of Beginning; thence continuing along the North line of said Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) North 87° 27' 39" East 66.96 feet; thence South 13° 03' 33" West 222.66 feet; thence South 00° 50' 31" West 559.06 feet; thence South 02° 57' 38" East 235.77 feet; thence South 07° 32' 04" West 351.85 feet; thence South 05° 25' 58" East 234.80 feet; thence South 03° 04' 09" West 692.21 feet; thence South 01° 18' 53" East 250.34 feet; thence South 09° 32' 41" West 109.37 feet to the South line of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Twenty (20); thence South 85° 55' 27" West 23.81 feet along the South line of said Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) to said existing Easterly right of way line of Iowa Highway 13; thence North 01° 39' 35" East 2643.08 feet along said existing Easterly right of way line to the Point of Beginning, containing 1.99 acres more or less.

**Note:** The West line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5<sup>th</sup>) Principal Meridian, Delaware County, Iowa is assumed to bear North 01° 53' 37" East.

is hereby released from the lien of the mortgage, executed by **(Brad W. Clauson and Sherri L. Clauson, husband and wife)**, dated **June 14, 2019**, recorded in the Delaware County Recorder's Office, State of Iowa, at ~~Book 2018~~ **Page 1484**, specifically reserving and retaining the mortgage lien and all mortgage rights against all of the remaining property embraced in the mortgage above described. → 2019

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 August 3rd, 2023

COMMUNITY SAVINGS BANK

By: [Signature] (Sign in Ink)

Lucas S Brady President  
(Type/Print Name and Title)

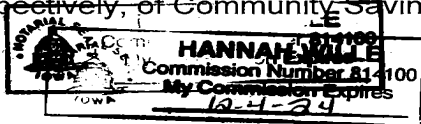
By: [Signature] (Sign in Ink)

Brett W. Nagel Chief Credit Officer  
(Type/Print Name and Title)

(AFFIX CORPORATE SEAL ABOVE)

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on August 3rd 2023,  
by Lucas Brady and Brett Nagel,  
as President and Chief Credit Officer,  
respectively, of Community Savings Bank.



Hannah Wille (Sign in Ink)  
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE)

Iowa Department of Transportation

ACQUISITION PLAT  
EXHIBIT "A"



COUNTY DELAWARE STATE CONTROL NO. \_\_\_\_\_  
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 46  
 SECTION 20 TOWNSHIP 90 NORTH RANGE 5 WEST  
 ROW-FEE \_\_\_\_\_ AC ±, EASE 1.99 AC ±, EXCESS-FEE \_\_\_\_\_ AC ±  
 ACQUIRED FROM DELORES F. STELKEN, A SINGLE PERSON and BRAD W. CLAUSON and SHERRI L. CLAUSON, HUSBAND AND WIFE,

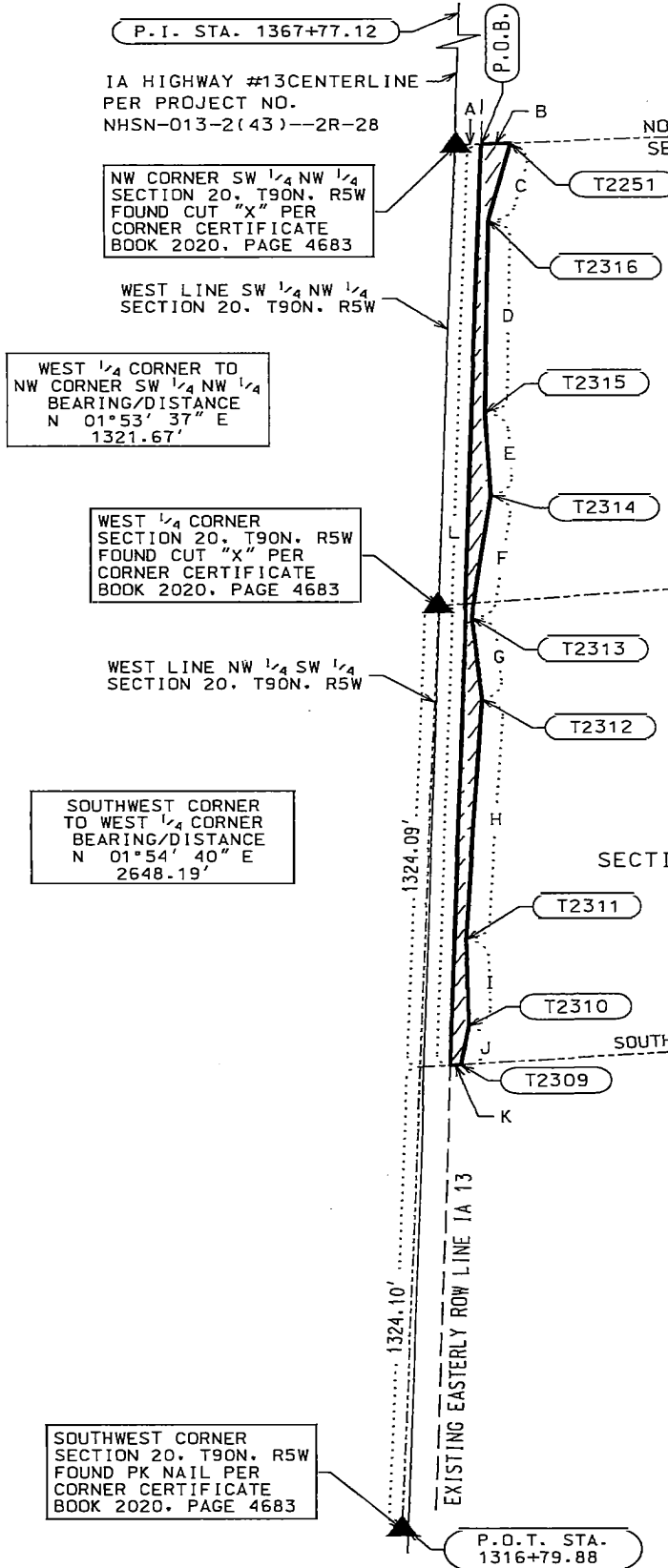
LOCATION	NEW R.O.W.
SW 1/4 NW 1/4	1.02 AC. ±
NW 1/4 SW 1/4	0.97 AC. ±
TOTAL	1.99 AC. ±

POINT	STATION	OFFSET
T2251	1356+62.27	126.00'
T2309	1330+16.66	83.00'
T2310	1331+25.00	98.00'
T2311	1333+75.00	85.00'
T2312	1340+67.00	102.00'
T2313	1343+00.00	73.00'
T2314	1346+50.00	109.00'
T2315	1348+85.00	90.00'
T2316	1354+44.00	82.00'

R.O.W. STATIONS/OFFSETS  
ARE PERPENDICULAR  
TO PROJECT C

COURSE	BEARING	DISTANCE
A	N 87° 27' 39" E	56.83'
B	N 87° 27' 39" E	66.96'
C	S 13° 03' 33" W	222.66'
D	S 00° 50' 31" W	559.06'
E	S 02° 57' 38" E	235.77'
F	S 07° 32' 04" W	351.85'
G	S 05° 25' 58" E	234.80'
H	S 03° 04' 09" W	692.21'
I	S 01° 18' 53" E	250.34'
J	S 09° 32' 41" W	109.37'
K	S 85° 55' 27" W	23.81'
L	N 01° 39' 35" E	2643.08'

COURSE	BEARING	DISTANCE
STA 1316+79.88		
TO	N 01° 39' 43" E	5097.24'
STA 1367+77.12		

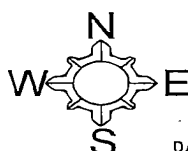


SW 1/4 NW 1/4  
SECTION 20, T90N, R5W

NW 1/4 SW 1/4  
SECTION 20, T90N, R5W

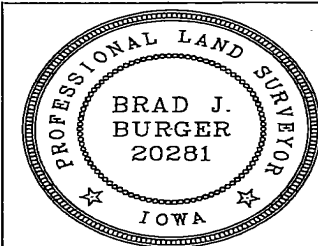
LEGEND

- R.O.W. LINE
- - - SECTION LINE AND OR 1/4 1/4 SECTION LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING
- PERMANENT EASEMENT



DATE DRAWN: 5/26/2022 DCF 1" = 400'

SOUTHWEST CORNER  
SECTION 20, T90N, R5W  
FOUND PK NAIL PER  
CORNER CERTIFICATE  
BOOK 2020, PAGE 4683



I hereby certify that this land surveying document was prepared and 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.

*Brad J. Burger* 8/11/2022  
 Brad J. Burger Date  
 License number 20281  
 My license renewal date is December 31, 2022  
 Pages or Sheets covered by this seal: Sheet 1 of 1