

Recorded: 4/26/2024 at 10:35:51.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 907

PARTIAL RELEASE OF MORTGAGE

This Instrument Was Prepared By:	Loan#: 6590144350 & 56932	After Recording Return To:
Ryan Hoffman	Release#: 311892	Commercial Loan Support
Heartland Bank and Trust Company	Date: 4/15/2024	Heartland Bank and Trust Company
405 N. Hershey Rd., P.O. Box 67		P.O. Box 67
Bloomington, IL 61702-0067		Bloomington, IL 61702-0067
Telephone: (309) 662-4444		

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that, **Heartland Bank and Trust Company fka NXT Bank** ("Lender"), of the State of Illinois for and in consideration of One Dollar (\$1.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, convey, release and quit-claim unto **Alan Lester Saunders and Debra Marie Saunders, as Husband and Wife** ("Grantor") all right, title, interest, claim or demand, whatsoever, it may have acquired in, through or by that certain Mortgage, executed by Grantor in favor of Lender, further described as follows:

The Mortgage dated **June 11, 2021; June 26, 2023**, Recorded on **June 11, 2021; June 26, 2023** in Delaware County, State of Iowa, known as **Book 2021, Page 2150; Book 2023, Page 1440**.

The description of that part of the property subject to the Mortgage released by this Partial Release is:

Legal: The South One Hundred Twenty five (125) feet of the Southeast Quarter (SE ¼) of Section 9, and The North Seven Hundred (700) feet of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa.

PIN: 330160001700 (Part of); 330160001710; 330090000940

Commonly known as: **50 Northern Acres of 3031 190th Ave, Ryan, IA 52330**

THIS PARTIAL RELEASE IS EXPRESSLY LIMITED TO THE REAL ESTATE DESCRIBED HEREIN AND THE ABOVE REFERENCED MORTGAGE SHALL REMAIN IN FULL FORCE AND EFFECT AS TO ALL REMAINING REAL ESTATE DESCRIBED THEREIN.


FOR THE PROTECTION OF GRANTOR, THIS PARTIAL RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS FILED.

[Signature Page to Follow]

LENDER:

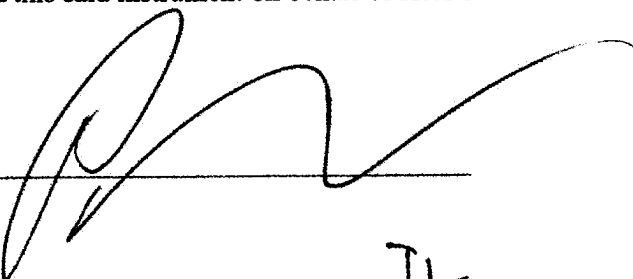
Heartland Bank and Trust Company

By: 
Adam Spafford, Assistant Vice President

Attest: 
Mike Zimmerman, Commercial Loan Support Lead

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN)

On this 15th day of April, 2024 before me, the undersigned Notary Public, personally appeared **Adam Spafford and Mike Zimmerman**, known to me to be the **Assistant Vice President and Commercial Loan Support Lead**, authorized agents for Heartland Bank and Trust Company that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Heartland Bank and Trust Company, duly authorized by Heartland Bank and Trust Company through its board of directors or otherwise to execute this said instrument and in fact executed this said instrument on behalf of Heartland Bank and Trust Company.

By: 
Notary Public in and for the State of IL



[Signature Page to Partial Release of Mortgage]