

Recorded: 5/12/2025 at 3:33:55.0 PM
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: 2025 PG: 1197

RELEASE OF MORTGAGE

This Instrument Was Prepared By:
Sarah Kerkemeyer
Heartland Bank and Trust Company
405 N. Hershey Rd., P.O. Box 67
Bloomington, IL 61702-0067
Telephone: (309) 662-4444

Loan#: 54535
Release#: 119641
Date: 5/12/2025

After Recording Return To:
Commercial Loan Support
Heartland Bank and Trust Company
P.O. Box 67
Bloomington, IL 61702-0067

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that, **Heartland Bank and Trust Company fka City State 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 **Gerald R. McCusker, a Single Person** ("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 **February 22, 2006**, Recorded on **February 22, 2006** in Delaware County, State of Iowa, known as Book **2006 Page 573**.

The description of the property subject to the Mortgage is:

Legal:

The South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Five (5), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., except Parcel A, Part of the SE1/4- NE1/4 And Part Of The SW1/4-NE1/4 Section 5, T87N, R6W Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2005, Page 3082.

Parcel Number: **0136200011**

Commonly known as: **Rural Delaware County, Ryan, Iowa 52330**

FOR THE PROTECTION OF GRANTOR, THIS 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 D Spafford
Adam Spafford, Vice President

Attest: Mike Zimmerman
Mike Zimmerman, Commercial Loan Support Supervisor

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN)

On this 12th day of May, 2025 before me, the undersigned Notary Public, personally appeared **Adam Spafford** and **Mike Zimmerman**, known to me to be the **Vice President** and **Commercial Loan Support Supervisor**, 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: [Signature]
Notary Public in and for the State of IL



[Signature Page to Release of Mortgage]