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County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1791

Preparer Information: Jase H. Jensen, 3200 37th Avenue SW, Cedar Rapids, IA 52404, (319)396-2410

Return document to: Community Savings Bank, PO Box 77, Edgewood, IA 52042

Title of Document: Mortgage Assumption And Release Agreement

Grantor: Kenneth M. Edaburn

Grantee: Lisa M. Edaburn

MORTGAGE ASSUMPTION AND RELEASE AGREEMENT

This assumption and release agreement is entered into among Community Savings Bank ("CSB") and Lisa M. Edaburn ("Lisa") and Kenneth M. Edaburn ("Kenneth"), collectively, the ("Parties").

RECITALS

- A.** Lisa and Kenneth purchased real estate located at 112 S West St, Earlville, IA 52041, in 2021 with Deed recorded January 23, 2018 in Volume 2018, Page 181.
- B.** Lisa and Kenneth gave CSB Notes and Mortgages against the real estate mentioned above.
- C.** The Mortgages were recorded May 24, 2021 in Volume 2021, Page 1915; October 18, 2021 in Volume 2021, Page 3649; and October 18, 2021 in Volume 2021, Page 3650. Lisa and Kenneth continue to owe CSB principal, interest, taxes, and insurance pursuant to the Notes and Mortgages.
- D.** The marriage of Lisa and Kenneth was dissolved in Delaware County Case No. CDDM008376. The property mentioned above was awarded to Kenneth. Lisa agrees to sign a Quit Claim Deed to the subject property upon the signing this agreement and deliver it to Kenneth. Lisa and Kenneth are single persons.
- E.** The parties wish to keep Kenneth on the Mortgage and Note and remove Lisa from the Mortgages and Notes and to make an agreement to memorialize such agreement.

AGREEMENT

- 1.** The recitals above are incorporated into this paragraph as if fully set forth herein.
- 2.** Kenneth shall remain on the Notes and Mortgages and shall be completely liable for the Notes and Mortgages and the real estate described herein. The Notes and Mortgages shall remain in full force and effect against the real estate and Andrew.
- 3.** Lisa is removed from the Notes and Mortgages and shall be held harmless therefrom.
- 4.** Lisa shall execute and deliver to Kenneth a Quit Claim Deed to the mentioned real estate as the property was awarded solely to Kenneth in the dissolution proceedings and the Deed is necessary to transfer record title.
- 5.** This writing contains the entire understanding of the parties and there are no representations, warranties, or guarantees outside this writing, and it may only be modified by a separate writing signed by all the parties. This agreement shall be governed by the laws of the State of Iowa and binding on successors and assigns. This agreement may be recorded by CSB.
- 6.** By signing below the parties acknowledge that they have read and understand this agreement and agree to be bound to it and are entering into it freely and voluntarily and with capacity and authority. The parties have had adequate opportunity to obtain independent legal counsel regarding this agreement before signing. This agreement may be signed in separate parts. In the event any provision is deemed null and void the remaining provisions shall remain in full force and effect.
- 7.** The parties agree to sign any and all documents to effectuate this agreement. A Memorandum of this agreement may be filed with the County Recorder.

Wherefore, the parties agree to the terms and conditions of this agreement as evidenced by their signatures below.

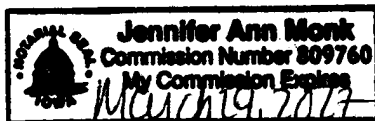
Lisa Maiers
Community Savings Bank
By: Lisa Maiers
Vice President, Mortgage

Lisa M. Edaburn
Lisa M. Edaburn

Kenneth M. Edaburn
Kenneth M. Edaburn

STATE OF IOWA, COUNTY OF Delaware, ss:

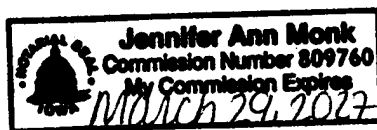
This record was acknowledged before me this 9th day of July, 2025, by Lisa Maiers, Vice President, Mortgage, Community Savings Bank.



Jennifer Ann Monk
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware, ss:

This record was acknowledged before me this 9th day of July, 2025, by Lisa M. Edaburn, a single person.



Jennifer Ann Monk
Signature of Notary Public

STATE OF IOWA, COUNTY OF Delaware, ss:

This record was acknowledged before me this 9th day of July, 2025, by Kenneth M. Edaburn, a single person.



Jennifer Ann Monk
Signature of Notary Public