

Recorded: 12/29/2025 at 10:16:45.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3565

Recorder's Cover Sheet

Preparer Information: **ALEXIS J. MARTIN**
 CoBank, ACB
 6340 S. Fiddlers Green Circle
 Greenwood Village, CO 80111
 800-542-8072

Return Document To: **ALEXIS J. MARTIN**
 CoBank, ACB
 6340 S. Fiddlers Green Circle
 Greenwood Village, CO 80111
 800-542-8072

Name of Document: **Partial Release of Mortgage**

Mortgagor: **INNOVATIVE AG SERVICES CO.**

Mortgagee: **COBANK, ACB**

Legal description: **See Exhibit "A" Attached, Pg 4**

Document or instrument number of previously recorded documents:

BOOK 2007, PAGE 386

DEED BOOK 2008, PAGE 3424

BOOK 2010, PAGE 1643

BOOK 2011, PAGE 2715

BOOK 2012, PAGE 2931

Prepared by, and after recording, return to:
CoBank, ACB
Legal and Loan Processing
Alexis J. Martin
6340 S. Fiddlers Green Cir.
Greenwood Village, CO 80111
(800) 542-8072

INNOVATIVE AG SERVICES CO.
2010 SOUTH MAIN STREET
MONTICELLO, IOWA 52310
Legal Description: See Exhibit A,
Pg. 4

PARTIAL RELEASE OF MORTGAGE

COBANK, ACB, a federally-chartered instrumentality of the United States, for good and valuable consideration, the receipt and sufficiency whereof is hereby confessed, does hereby remise, release, convey, and quit claim unto **INNOVATIVE AG SERVICES CO.**, an Illinois agricultural cooperative association, of Monticello, Iowa, all right, title, interest, claim, or demand whatsoever it may have acquired in, through, or by the following described mortgage filed in the County Recorder's Office of Delaware County, Iowa: Real Estate Mortgage dated January 9, 2007, filed on February 7, 2007 in Book 2007, Page 386, as Document No. 2007386; as amended by that certain Amended and Restated Real Estate Mortgage recorded on November 4, 2008, in Deed Book 2008, Page 3424; as amended by that certain Amended and Restated Mortgage recorded May 28, 2010, in Book 2010, Page 1643; as amended by that certain Amendment to Mortgage recorded August 30, 2011, in Book 2011, Page 2715; as amended by that certain Amended and Restated Real Estate Mortgage, Security Agreement, Assignment of Rent and Fixture Filing recorded August 31, 2012, in Book 2012, Page 2931, only insofar as the same may be a lien upon the premises described as follows:

See EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This release is given on the express terms and condition that it shall in no wise affect the lien of the herein referenced mortgage on the remaining land described in said mortgage, but shall only be construed as a release from the lien of said mortgage as to the land herein described.

[Remainder of Page Intentionally Blank; Signatures on Following Page]

EXHIBIT A

INNOVATIVE AG SERVICES CO.

Delaware County, Iowa

PARCEL 1

TRACT 1:

Lots Seven (7), Eight (8), Nine (9) and Ten (10), Block Ten (10) of H.A. Carter's Third Addition to Hopkinton, Iowa, according to plat recorded in Book 19, L.D., Page 104; and that part of the East one-half (E ½) of the Southwest Quarter (SW ¼) of Section Eighteen (18), Township Eighty Seven (87) North, Range Three (3) West of the Fifth Principal Meridian described as commencing at the Northeast corner of Lot Nine (9) of Block Ten (10) of H.A. Carter's Third Addition to Hopkinton, and running thence South 27°00' West four hundred seventeen (417.0) feet to the Southeast corner of Lot Ten (10) of said Block Ten (10), thence North 63°00' West one hundred forty six and five-tenths (146.5) feet along the South line of said Lot Ten (10), thence South 27°00' West one hundred seventy two (172.0) feet to the North line of Third Street to the East line of the East one-half (E ½) of the Southwest quarter (SW ¼), thence North 0°51' East along said East line to the South line of Grove Street in Hopkinton, Iowa, thence North 63°00' West along the South line of Grove Street to the Northeast corner of Lot Nine (9) of Block Ten (10) of H.A. Carter's Third Addition to Hopkinton, which point was the point of beginning.