

Recorded: 10/5/2026 at 2:23:06.0 PM
County Recording Fee: \$24.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$27.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2948

RELEASE OF MORTGAGE

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

Loan#: 54927
Release#: 130359
Date: 9/1/2026

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 **Pamela J. Sellner and Thomas J. Sellner, wife and husband** ("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 **September 15, 2009; September 18, 2025**, Recorded on **September 16, 2009; September 30, 2025** in Delaware County, State of Iowa, known as **Book 2009 Page 3608; Book 2025 Page 2618**.

The description of the property subject to the Mortgage is:

Legal: see attached **Exhibit "A"**
Parcel Number: **130-36-00-003-00**
Commonly known as: **1512 210th Street, Manchester, IA 52057**

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

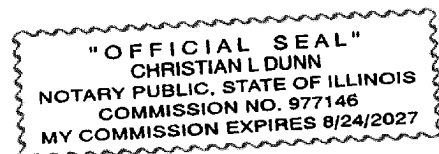
By: Adam D Spafford
Adam Spafford, Vice President

Attest: Mike Zimmerman
Mike Zimmerman, Commercial Loan Support Supervisor

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN)

On this 11th day of September, 2026 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: Christian L Dunn



Notary Public in and for the State of IL

[Signature Page to Release of Mortgage]

Exhibit "A"

ALL THAT PART OF THE WEST ONE-HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY SIX (36), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, EXCEPT THE NORTH FIVE HUNDRED SIXTY FOUR (564) FEET OF THE WEST FIVE HUNDRED (500) FEET THEREOF.