

BK: 2025 PG: 627  
Recorded: 3/17/2025 at 3:38:51.0 PM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa



*Do not write/type above this line. For filing purposes only.*

FORM 5114 (11-2024)

RETURN TO Farm Credit Services of America, 105 Theater Circle  
PREPARER: Perry, IA 50220

Schechinger, Kathy M  
(515) 465-5318

### PARTIAL RELEASE OF MORTGAGE

**Mortgagee:** Farm Credit Services of America, FLCA

**Mortgagor(s):**  
Phillip J Nemmers and Rhonda L Nemmers, husband and wife

For valuable consideration, Mortgagee hereby releases from the lien of the mortgage and any amendments or addendums thereto dated February 24, 2014, executed by above named Mortgagor(s) and recorded in the Iowa real estate records as follows:

County: Madison  
Filing Office: Recorder  
Date Filed: 03/03/2014  
Recorded in book 2014 page 482

the following described property:

Lot 2 of Nemmers Subdivision an Official Plat located in the SW1/4 of the NW1/4 of Section 3, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa

Lot 3 of Nemmers Subdivision an Official Plat located in the SW1/4 of the NW1/4 of Section 3, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa

**Said Mortgage to remain in full force and effect as to all other property described therein.**

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; ACKNOWLEDGMENT PAGE(S) FOLLOW]

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed on the date set out in the acknowledgment.

Farm Credit Services of America, FLCA

By Kelsey White  
Kelsey White  
VP Retail Closing

STATE OF IOWA )  
COUNTY OF Polk AHO ) ss

On this 9<sup>th</sup> day of December, 2024 before me, a Notary Public, personally appeared Kelsey White, being by me personally known, and duly sworn, did say that they are the VP Retail Closing of the corporation executing the foregoing instrument, that the instrument was signed on behalf of the corporation by authority of its board of directors; and acknowledged the execution of the instrument to be the voluntary act and deed of the corporation and them.

(SEAL)



Kelsi Meyers  
Kelsi Meyers  
Notary Public in and for Said County and State

My commission expires Sept. 15, 2025