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DELAWARE COUNTY IOWA
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DEBORAH BEYON
DELAWARE CO RECORDER
Rt. OD

Prepared by: David L. Claypool, DORSEY & WHITNEY LLP, 801 Grand, Suite 3900, Des Moines, Iowa 50309 Telephone (515) 283-1000

RELEASE OF MORTGAGE AND SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FINANCING STATEMENT;
RELEASE OF LOAN AGREEMENT;
RELEASE OF INDENTURE OF TRUST
(Series 1999 Bonds)

WHEREAS, the City of Manchester, Iowa (the "Issuer") has previously issued its $1,715,000 Care Facility Revenue Bonds, Series 1999 (Good Neighbor Society Project) (the "Prior Bond") pursuant to a Loan Agreement dated as of June 1, 1999 (the "Loan Agreement") between the Issuer and Good Neighbor Society, an Iowa nonprofit corporation (the "Borrower); and

WHEREAS, the Issuer assigned its rights, title and interest in and to the Loan Agreement to Community Savings Bank (the "Trustee") pursuant to an Indenture of Trust dated as of June 1, 1999 (the "Indenture") between the Issuer and the Trustee; and

WHEREAS, the Borrower and the Trustee entered into a Mortgage and Security Agreement, Assignment of Leases and Rents and Fixture Financing Statement dated as of June 1, 1999 (the "Mortgage") filed for record on June 3, 1999 in the office of the Recorder of Delaware County in Book 1999, Page 1936, in order to secure the Borrower's obligations under the Loan Agreement; and

WHEREAS, the Borrower has requested the Issuer, and the Issuer has agreed to refund and redeem the Prior Bond and the Prior Bond has been paid in full; and

WHEREAS, contemporaneously herewith, the Issuer will release its right, title, and interest in and to the Loan Agreement; and

THEREFORE, in consideration of the premises and the receipt of other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Trustee does hereby forever release, remise, reassign, reconvey, terminate, transfer and set over to and unto the Borrower all of the Trustee's rights, title, and interest in and to the Mortgaged Property and any other property that may have been conveyed, granted, pledged, assigned, confirmed, transferred, or set over as and for additional security for the Prior Bond, and does hereby release, remise, reassign, terminate, transfer, and set over to the Borrower all of the Trustee's right, title, and interest under the Mortgage, and the Trustee declares that it is the Mortgagee for the entire indebtedness described in and secured by the Mortgage, and the Trustee hereby releases the

Mortgage and the lien thereof in full and further hereby releases the Borrower from all obligations heretofore or hereafter arising thereunder; and

THEREFORE, in consideration of the premises and receipt of other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Trustee does hereby forever release, remise, reassign, reconvey, terminate, transfer and set over to and unto the Issuer all of the Trustee's right, title and interest in and to the Loan Agreement and Indenture, declares the same to be null and void and of no further force or effect to the extent provided therein.

IN WITNESS WHEREOF, the Trustee has caused these presents to be executed by its duly authorized officers all as of this 11 day of December, 2003.

COMMUNITY SAVINGS BANK

By _____
Steven A. Brady, President and CEO

(Seal)

[Execution Page for Release of Mortgage and Security Agreement, Assignment of Leases and Rents, and Fixture Financing Statement; Release of Loan Agreement; Release of Indenture of Trust (Series 1999 Bonds)]

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 11 day of December, 2003, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Steven A. Brady, to me personally known, who being by me duly sworn did say that he is the President and CEO of the Community Savings Bank, a state banking corporation, that the seal affixed to the foregoing instrument is the corporate seal of the state banking corporation, and that the instrument was signed and sealed on behalf of the state banking corporation by authority of its Board of Directors and that the said Steven A. Brady, as such officer, acknowledged the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the state banking corporation, by it voluntarily executed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

LINDA M. BURKLE
Commission Number 172325
My Commission Expires
12-14-05

Notary Public in and for State of Iowa

(SEAL)

[Notary Page for Release of Mortgage and Security Agreement, Assignment of Leases and Rents, and Fixture Financing Statement; Release of Loan Agreement; Release of Indenture of Trust (Series 1999 Bonds)]