Book 2023 Page 277

Document 2023 277 Type 05 008 Pages 2
Date 2/06/2023 Time 8:23:01AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

(address, phone number and name of preparer) Kristin Hucker
Citizens State Bank, P.O. Box 10, Hopkinton, IA 52237 (563)926-2250

PARTIAL RELEASE OF MORTGAGE

The Mortgagee is the holder of a Mortgage dated 2/2/2017 which was recorded on 2/6/2017, in the office of the County Recorder for DELAWARE County, Iowa, and is indexed as BOOK 2017 PAGE 373. This Mortgage was executed by EDWARD P AND ESTHER S STUTZMAN, as Mortgagor in favor of Citizens State Bank, as Mortgagee. Mortgagee partially releases the Mortgage and releases all of Mortgagee's right, title and interest in the following described property. This release is given on the express terms and condition that it shall in no way affect the lien of the above-mentioned 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 described as:

SEE EXHIBIT A

Citizens State Bank

Dated: 2/2/2023

by: Audrey G. Savage
Audrey G. Savage, President

State of Iowa
County of DELAWARE ss:

On this 2ND day of FEBRUARY, 20 23, before me, a Notary Public in the State of Iowa, personally appeared **Audrey G. Savage**, to me personally known, who being by me duly sworn or affirmed did say that person is **President** (title) of said corporation, that the seal affixed to said instrument is the seal of said corporation and that said instrument was signed and sealed on behalf of the said corporation by authority of its board of directors and the said **Audrey G. Savage** acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

My commission expires:

2/11/2026

Kristen L Hucker
Notary Public in State of Iowa

NOTARIAL SEAL IOWA
KRISTIN L. HUCKER
Commission Number 732940
My Commission Expires
2-11-2026

Revised 06/2005

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2022-155 – Part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and part of the Southeast Quarter (SE1/4) of the Northwest Fractional Quarter (NW Frl.1/4), all in Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 17.71 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Center of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-27'-13" West 329.99 feet along the East line and to the Southeast corner of the North Half (N1/2) of the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Six (6);

Thence North 89°-51'-07" West 1286.59 feet along the South line of the North Half (N1/2) of the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Six (6);

Thence North 00°-33'-00" East 47.49 feet;

Thence South 89°-51'-36" East 327.25 feet;

Thence North 00°-09'-36" East 214.35 feet;

Thence North 44°-02'-45" East 1004.29 feet;

Thence North 00°-09'-36" East 227.12 feet;

Thence North 88°-17'-06" East 264.65 feet to the East line of the Southeast Quarter (SE1/4) of the Northwest Fractional Quarter (NW Frl.1/4) of said Section Six (6);

Thence South 00°-09'-36" West 891.30 feet along the East line of said Southeast Quarter (SE1/4) of the Northwest Fractional Quarter (NW Frl.1/4) to the **POINT OF BEGINNING,** containing a total of 17.71 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record;**

The East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00°-27'-13" West.