Recorded: 10/27/2025 at 8:10:17.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2849

THE IOWA STATE BAR ASSOCIATION
Mortgage Assumption and Release Agreement
Recorders Cover Sheet

Preparer Information:
Jase H. Jensen, Howes Law Firm, P.C., 3200 37th Avenue SW, Cedar Rapids, Iowa 52404 (319) 396-2410

Return Document To:
Community Savings Bank, PO Box 77, Edgewood, IA 52042

Grantors:
Jordan G. Perrinjaquet

Grantees:
Jennifer M. Perrinjaquet

Document or instrument number of previously recorded documents:

MORTGAGE ASSUMPTION AND RELEASE AGREEMENT

This assumption and release agreement is entered into among Community Savings Bank ("CSB") and Jordan G. Perrinjaquet ("Jordan") and Jennifer M. Perrinjaquet a/k/a Jennifer Perrinjaquet ("Jennifer"), collectively, the ("Parties").

RECITALS

A. Jordan and Jennifer purchased real estate located at 105 Golfview Dr, Edgewood IA, in 2012 with Deed recorded May 17, 2012 as Doc. No. 2012-1670

B. Jennifer and Jordan gave CSB a Note and Mortgage against the real estate mentioned above.

C. The Mortgage was recorded December 2, 2016 in Book 2016 Page 3347. Jennifer and Jordan continue to owe CSB principal, interest, taxes, and insurance pursuant to the Note and Mortgage.

D. The marriage of Jennifer and Jordan was dissolved in Delaware County Case No. CDDM008466. The property mentioned above was awarded to Jordan. Jennifer has executed Quit Claim Deed to Jordan filed August 15, 2025 in Book 2025, Page 2165. Jordan remains fully obligated to pay to Jennifer any and all obligations pursuant to the Decree which may still be owed to Jennifer.

E. Pursuant to the Stipulation and Decree Jordan is obligated to remove Jennifer from any and all liability on the property and this agreement removes Jennifer from the mortgage and note mentioned herein.

F. The parties wish to keep Jordan on the Mortgage and Note and remove Jennifer from the Mortgage and Note and to make an agreement to memorialize such agreement.

AGREEMENT

1. The recitals above are incorporated into this paragraph as if fully set forth herein.

2. Jordan shall remain on the Note and Mortgage and shall be completely liable for the Note and Mortgage and the real estate described herein. The Note and Mortgage shall remain in full force and effect against the real estate and Jordan.

3. Jennifer is removed from the Note and Mortgage and shall be held harmless therefrom.

4. This writing contains the entire understanding of the parties and there are no representations, warranties, or guarantees outside this writing, and it may only be modified by a separate writing signed by all the parties. This agreement shall be governed by the laws of the State of Iowa and binding on successors and assigns.

5. By signing below the parties acknowledge that they have read and understand this agreement and agree to be bound to it and are entering into it freely and voluntarily and with capacity and authority. The parties have had adequate opportunity to obtain independent legal counsel regarding this agreement before signing. This agreement may be signed in separate parts. In the event any provision is deemed null and void the remaining provisions shall remain in full force and effect.

6. The parties agree to sign any and all documents to effectuate this agreement. A Memorandum of this agreement may be filed with the County Recorder. This agreement may be recorded by CSB.

Wherefore, the parties agree to the terms and conditions of this agreement as evidenced by their signatures below.

Jennifer A. Monk

Community Savings Bank
By: Jennifer A Monk, Vice President, Senior Mortgage Officer

Jordan G. Perrinjaquet

Jennifer Perrinjaquet

Jennifer M. Perrinjaquet
a/k/a Jennifer Perrinjaquet

STATE OF **IOWA**, COUNTY OF **DELAWARE**, ss:

This record was acknowledged before me this 23rd day of October, 2025, by Jennifer A Monk, Vice President, Senior Mortgage Officer.

RACHEL L LEYTEM
Commission Number 196499
My Commission Expires
6.5-2028

Rachel L Leytem

Signature of Notary Public

STATE OF **IOWA**, COUNTY OF **DELAWARE**, ss:

This record was acknowledged before me this 17 day of October, 2025, by Jordan G. Perrinjaquet, a single person.

KRISTEN M. ARTHUR
Commission Number 833767
My Commission Expires
8-13-2027

Kristen M. Arthur

Signature of Notary Public

STATE OF **IOWA**, COUNTY OF **DELAWARE**, ss:

This record was acknowledged before me this 10 day of October, 2025, by Jennifer M. Perrinjaquet a/k/a Jennifer Perrinjaquet, a single person.

KRISTEN M. ARTHUR
Commission Number 833767
My Commission Expires
8-13-2027

Kristen M. Arthur

Signature of Notary Public