Recorded: 10/30/2025 at 3:34:35.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2923

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

RETURN TO PREPARER: Farm Credit Services of America 1301 W Main St Manchester, Iowa 52057-2310 — Tiffanie Stanbrough (563) 927-3159

PARTIAL RELEASE OF MORTGAGE

Mortgagee: Farm Credit Services of America, FLCA

Mortgagor(s): Ricky James Hilby, A/K/A Ricky J. Hilby and Roni Lee Hilby, A/K/A Roni L. Hilby, a married couple

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

County:	Delaware
Mortgage Date:	December 11, 2017
Date Recorded:	12/11/2017
Recorded:	as Instrument No. 2017 3369

the following described property:

The South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M. except that part described as commencing at a point eight hundred seventy five (875.0) feet South of the Northeast corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), and running thence South four hundred forty one and six-tenths (441.6) feet to the Southeast corner of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), thence West four hundred forty (440.0) feet, thence North four hundred thirty eight and seven-tenths (438.7) feet, thence East four hundred forty and one-tenth (440.1) feet to the point of beginning; also except that part described as commencing at the Northeast corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section thirty Five (35), thence West thirty three (33.0) feet to the point of beginning, thence South 89° 34' West two hundred thirty five (235.0) feet, thence South 52°14' West seventy six and one-tenth (76.1) feet, thence South two hundred fifty three and eight-tenths (253.8) feet, thence North 89°34' East two hundred ninety five and two-tenths (295.2) feet to the West right of way line of unnamed primary highway (formerly U.S. Highway No. 20), thence North along said West line three hundred (300.0) feet to the point of beginning. The East line of the Southwest Quarter (SW¼) of said Section thirty Five (35) is assumed to bear due North and South; also except the East two hundred sixty (260) feet of the West one thousand eight hundred twenty six (1826) feet of the North two hundred (200) feet of the South two hundred thirty three (233) feet of the South one-half (S½) of the Southwest Quarter (SW¼) of said Section Thirty Five (35), and also except all of Knipp's First Subdivision of the South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., according to plat recorded in Book 3 Plats, Page 57.

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

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 _____
Jason Demaray
RVP – Lending

STATE OF Iowa)
) SS
COUNTY OF Winneshiek)

On this 30th day of October, 2025 before me, a Notary Public, personally appeared Jason Demaray, being by me personally known, and duly sworn, did say that they are the RVP- Lending 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 OR STAMP)

BETH MCDONOUGH
Notarial Seal - Iowa
Commission Number 851562
My Commission Expires Oct 20, 2026

Beth McDonough

Beth McDonough

My commission expires 10/20/2026

Notary Public in and for said County and State