Recorded: 10/27/2026 at 10:46:04.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3160

Return to and prepared by Craig Smith West Gate Bank 6003 Old Cheney Rd. Lincoln, NE 68516 877-929-4545

ASSUMPTION AGREEMENT WITH RELEASE OF LIABILITY

MIN# 100651400000747867 MERS Phone: 1-888-679-6377

THIS ASSUMPTION AGREEMENT WITH RELEASE OF LIABILITY ("Agreement") made this first day of November, 2026 , between Jesse L. King ("New Borrower"), West Gate Bank, Assignee of original lender, Veridian Credit Union(Lender"), and Mortgage Electronic Registration Systems, Inc., whose address is P.O. Box 2026, Flint, MI 48501-2026, ("MERS") ("Mortgagee") modifies, amends, and supplements (1) the Note dated August 6, 2021 and (2) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") bearing the same date as the Note and recorded in Book #2021 at page(s) 2918, in the Official Records of Delaware County, State of Iowa, and covering the real and personal property described in the Security Instrument, located at

1037 325th St., Coggin, Iowa 52218

WHEREAS, Jesse L. King and Anna M. King, Husband and Wife, ("Original Borrowers") were the makers and obligor of a certain Note dated August 6, 2021, in the original principal amount of $123,000.00 (the "Note"), the terms and conditions of which are incorporated herein by this reference;

WHEREAS, as security for the repayment of the Note, Original Borrowers executed a Mortgage, Deed of Trust or other Security Instrument of even date with the Note which is filed of record as follows: 1037 325th St., Coggin, Iowa 52218 in Book:2021, Page: 2918, (the "Mortgage"), the terms and conditions of which are incorporated herein by this reference;

WHEREAS, the Mortgage constitutes a first lien in and to the real estate identified as (the "Property");

See Exhibit A attached hereto and made a part of thereof

WHEREAS, Lender is the current holder of the Note and is servicing the Note and Mortgage;

WHEREAS, New Borrower is duly and legally occupying the Property and has read the Note and Mortgage and understands all of the obligations set forth therein;

WHEREAS, New Borrower desires to become a maker and obligor of the Note and assume all of the obligations set forth in the Note and Mortgage which are current and have been fully complied with as of the date of this Agreement

WHEREAS, Lender's is willing to consent to said assumption and release Anna M. King ("Released Borrower") from liability under the Note and Mortgage;

NOW, THEREFORE, THE PARTIES HERETO HEREBY AGREE AS FOLLOWS:
The above recitals are incorporated herein by this reference.

New Borrower hereby unconditionally assumes the Note and Mortgage and agrees to become fully liable and responsible for the debt and all other obligations set forth therein as if New Borrower were the original maker and obligor of the Note and Mortgage.

Lender hereby consents to said Assumption and hereby releases the Released Borrower from liability under the Note and Mortgage from and after the date of this Agreement.

Nothing in this Agreement shall affect or be construed to affect in any way the Note, Mortgage or lien created by the Original Borrowers which shall remain in full force and effect and enforceable against the New Borrower in accordance with their terms.

Notwithstanding Lender's consent to New Borrower's assumption of the Note and Mortgage, such consent in no way constitutes a waiver of Lender's rights with respect to future assumptions which shall require Lender's written consent.

New Borrower agrees to execute such other documents as Lender may require to document the assumption and to more fully implement the provisions of this Agreement.

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

By: Jesse L. King Date: 10-8-2026
Jesse L. King ("New Borrower")

WEST GATE BANK

By: C Minks
Candice Minks, Customer Service Manager

Date: 10/27/2026

Mortgage Electronic Registration Systems, Inc.
As Nominee for Lender

By: C. Minks
Candice Minks, Vice President

Date: 10/27/2026

ACKNOWLEDGMENT

STATE OF Iowa)
) ss:
COUNTY OF Linn)

I, ABRAHAM RAMIREZ a Notary Public in and for said county and state, do hereby certify that Jesse L. King personally appeared before me and is (are) known to me to be the person(s) who, being informed of the contents of the foregoing instrument, have executed same, and acknowledged said instrument to be theirs, free and voluntary act and deed that they executed said instrument for the purposes and uses therein set forth

Witness my hand and official seal this 8 day of OCTOBER, 2026

Notary Public
My Commission Expires: 12/31/2026

NOTARIAL SEAL IOWA
ABRAHAM RAMIREZ
Commission No.829277
My Commission Expires
12/31/2026

STATE OF Nebraska)
) ss:
COUNTY OF Lancaster)

On the 27 day of October, 2026, before me, a Notary Public, personally appeared Candice Minks, to me known, who being duly sworn, did say that she is the Customer Service Manager – Mortgage Servicing, of West Gate Bank and that said instrument was signed on behalf of said corporation.

Notary Public
My Commission Expires: 1-26-28

GENERAL NOTARY-State of Nebraska
SAUL ARANA
My Comm. Exp. January 26, 2028

STATE OF Nebraska)
) ss:
COUNTY OF Lancaster)

On the 27 day of October, 2026, before me, a Notary Public, personally appeared Candice Minks, to me known, who being duly sworn, did say that she is the Vice President of Mortgage Electronic Registrations Systems, Inc., a Delaware corporation, and that said instrument was signed on behalf of said corporation.

Notary Public
My Commission Expires: 1-26-28

GENERAL NOTARY-State of Nebraska
SAUL ARANA
My Comm. Exp. January 26, 2028

Exhibit A

That part of the Southeast Quarter (SE1/4) of the Northwest fractional Quarter (NWfr1/4) of Section Thirty (30), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian described as commencing at the center of said Section Thirty (30) and running thence West along the South line of said Northwest Quarter (NW1/4) a distance of five hundred forty six (546.0) feet to the point of beginning, thence North three hundred eighty three and six-tenths (383.6) feet, thence West five hundred sixty seven and eight-tenths (567.8) feet, thence South three hundred eighty three and six-tenths (383.6) feet, thence East five hundred sixty seven and eight-tenths (567.8) feet to the point of beginning. Subject to public road right of way.