BOONE BLANK BOOK CO., BOONE, IOWA. 14589-55

Charles B. Binns
To
Eugene C. Binns & wife

#4386

Fee $1.20

Filed for record the 26 day of December A. D. 1957 at 4:48 o'clock P. M.
Mary E. Welty, Recorder
Shirley G. Henry, Deputy

PARTIAL RELEASE OF MORTGAGE

Whereas, Eugene C. Binns and Alberta Binns, husband and wife, each in his and her own right, executed a certain mortgage unto Charles B. Binns of Madison County and State of Iowa, which said mortgage was dated March 3, 1953, to secure the payment of a note of even date with said mortgage, in the sum of Eight Thousand Three Hundred and no/100 ($8,300.00) Dollars, and was recorded in Madison County, Iowa, in Mortgage Book 103 page 112.

Now Therefore, Know All Men By These Prsents, that Charles B. Binns, in consideration of the sum of One (1.00) Dollar and other good and valuable considerations, unto him paid at the execution and delivery hereof, the receipt whereof is hereby acknowledged, has remised, released and Quit Claimed, and by these presents does remise, release and Quit Claim unto the owner or owners thereof, the following described real property, being in the County of Madison and State of Iowa, to-wit:

DESCRIPTION

All that part of the Northeast quarter (NE¼) of the Northeast quarter (NE¼) of Section three (3) Township seventy-six North (76N) Range twenty-eight West (28W) County and State aforesaid described as a strip of land one hundred (100') feet in width being fifty (50') feet on each side of the located main track centerline of the CRI&P R.R. Co's. Earlham to Winterset line as now staked and located on over and across said above described land said main track centerline being more particularly described as beginning at a point in the north line of said quarter quarter, said point being one thousand two hundred fifty-four and three tenths (1254.3') feet west of the Northeast corner of said quarter quarter; thence southerly in a straight line one thousand two hundred ninety-four and eight tenths (1294.8') feet to a point in the south line of said quarter quarter, said point being one thousand one hundred forty and eighty eight hundredths (1140.88') feet west of the southeast corner of said quarter quarter and containing in all two and ninety-eight hundredths (2.98) acres more or less.

To have and to hold the same with the appertenances unto said Owner or Owners, forever freed, exonerated and discharged of and from the lien of said mortgage and every part thereof,

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provided always, nevertheless, that nothing herein contained shall in any wise effect, alter or diminish the lien or encumbrance of the aforesaid mortgage on the remaining part of the real property described in said mortgage, or the remedies at law for recovering from the parties liable to pay the same the balance of said principal sum, with interest, secured by said mortgage.

In Witness Whereof, I, Charles B. Binns have executed this partial release of Mortgage on this 14th day of November 1957.

Charles B. Binns

STATE OF IOWA COUNTY OF MADISON) SS.

On this 14th day of November 1957, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Charles B. Binns, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary and free act and deed.

NOTARIAL SEAL

Mabelle Smith Notary Public
in and for Madison County, Iowa
My Commission expires July 4, 1960.