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

Chas. B. Binns
To
Lenard Binns & wife

#4388

Fee $ 1.60

Filed for record the 26 day of December A. D. 1957 at 4:54 o'clock P. M.

Mary E. Welty, Recorder
Shirley G. Henry, Deputy

PARTIAL RELEASE OF MORTGAGE

WHEREAS, Lenard Binns and Margaret Binns, husband and wife, each in his and her own right, executed a certain mortgage unto Chas. 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 113.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Chas. 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:

All that part of the Southeast Quarter (SE¼) Northeast Quarter (NE¼) Section Three (3), Township Seventy-six (76) North, Range Twenty-eight (28) West, County and State aforesaid, described as a strip of land one hundred (100) feet and one hundred fifty (150) feet in width being fifty (50) feet and seventy-five (75) feet on each side of the located main track centerline of the Chicago, Rock Island and Pacific Railroad Company'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 one thousand one hundred forty and eighty-eight hundredths (1,140.88) feet west of the northeast corner thereof; thence southerly one thousand three hundred forty (1,340) feet to a point in the south line of said quarter quarter one thousand twenty-three and five-tenths (1,023.5) feet west of the southeast corner thereof; said one hundred (100)foot wide strip extending from the north line of said quarter quarter to a point five hundred eighty-seven and two-tenths (587.2) feet southerly therefrom, measured along the said main track centerline, and said one hundred fifty (150) foot wide strip extending from a point five hundred eighty-seven and two-tenths (587.2) feet southerly from the north line of said quarter quarter measured along said main track centerline seven hundred fifty-two and eight tenths (752.8) feet measured along said main track centerline to the south line of said quarter quarter and containing in all three and ninety-five hundredths(3.95) acres, more or less.

Also, an easement to construct and maintain a channel over and across a strip of land fifty (50) feet in width being twenty-five (25) feet on each side of the following described centerline, commencing at a point where the northerly right of way line as above described intersects the east and west centerline of said Section Three (3); thence north along said northerly right of way line six hundred seventy-nine and three tenths (679.3) feet to

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the point of beginning of the centerline of the easement to be granted; thence southeasterly at an interior angle of forty degrees twenty minutes (40° 20') a distance of two hundred thirty (230) feet.

To have and to hold the same with the appurtenances unto said owner or owners, forever freed, exonerated and discharged of and from the lien of said mortgage and every part thereof, 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 discribed in said mortgage, or the remedies at law for recovering from the parties liable to pay the same or the balance of said principal sum with interest, secured by said mortgage.

IN WITNESS WHEREOF, I, Chas. B. Binns has executed this partial release of mortgage on this 3rd day of December, 1957.

Chas. B. Binns

STATE OF IOWA COUNTY OF MADISON) SS

On this 3rd day of December 1957, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Chas. 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

Esther Cochran Notary Public
in and for Madison County, Iowa.
My commission expires: July 4, 1960