

BK: 2019 PG: 3803
Recorded: 12/2/2019 at 3:46:03.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

ABOVE SPACE FOR RECORDER'S USE ONLY

MERS Identification Number: 101222100000707667 **MERS Phone#** 1-888-679-6377

PARTIAL RELEASE OF MORTGAGE

This Partial Release is being issued and recorded for the purpose of releasing a Mortgage from a portion of the Premises secured thereby. The Note secured by said Mortgage has not been paid in full, and this release does not constitute a satisfaction of the debt.

Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Reverse Mortgage Funding LLC, its successors and assigns, located at 1901 E Voorhees St., Suite C, Danville, IL 61834; P.O. Box 2026, Flint, MI 48501-2026, being the current Mortgagee of a Mortgage given by Michael J. Hayes and Norma I. Hayes, husband and wife, ("Borrower"), to James B. Nutter & Company dated December 22, 2008 and recorded January 26, 2009 in Document no. 2009-210, Book 2009 Page 210 in the office of the County Recorder of Madison County, Iowa, which was assigned to MERS as nominee for Reverse Mortgage Funding LLC by assignment dated November 15, 2017 and recorded February 12, 2018 in Document no. 2018-460 Book 2018 Page 460, and corrected by Affidavit Correcting Legal Description in Mortgage dated and recorded November 8, 2019 in Book 2019 Page 3589 hereby releases and discharges the lands hereinafter described from the encumbrance of the Mortgage, holding and retaining the residue of the encumbered lands as security for the money remaining due on the Note and Mortgage:

Property Description:

All that certain parcel of land situated in the County of Madison, State of Iowa, being known and designated as PARCEL "B" LOCATED IN THE SOUTHEAST QUARTER (1/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4), NORTH 85 DEGREES 5001" EAST 1223.76 FEET; THENCE SOUTH 02 DEGREES 4854" WEST 439.12 FEET; THENCE SOUTH 20 DEGREES 0426" EAST 103.06 FEET; THENCE SOUTH 88 DEGREES 4255" WEST 105.57 FEET; THENCE

SOUTH 02 DEGREES 0504" EAST 817.75 FEET; THENCE NORTH 87 DEGREES 4918" WEST 333.77 FEET; THENCE NORTH 58 DEGREES 4758" WEST 738.50 FEET; THENCE SOUTH 83 DEGREES 1300" WEST 75.70 FEET; THENCE NORTH 69 DEGREES 5158" WEST 153.40 FEET; THENCE NORTH 00 DEGREES 1459" WEST 272.93 FEET; THENCE SOUTH 84 DEGREES 1201" WEST 667.17 FEET; THENCE NORTH 00 DEGREES 1713" EAST 809.02 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18); THENCE ALONG SAID NORTH LINE, NORTH 85 DEGREES 5001" EAST 658.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL "B" CONTAINS 49.492 ACRES, INCLUDING 1.250 ACRES OF COUNTY ROAD RIGHT OF WAY, as described in Deed Book 134 at Page 144, dated 03/14/1995 and recorded 03/14/1995.

EXCEPTING, AND THE UNDERSIGNED HEREBY EXPLICATING HOLDS AND RESERVES, THE FOLLOWING ENCUMBERED LANDS AS SECURITY FOR THE MONEY REMAINING DUE ON THE MORTGAGE:

LEGAL DESCRIPTION:

Parcel "F" a part of Parcel "B" in the Northwest Quarter of the Southeast Quarter of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 00°16'36" East 331.24 feet along the East line of said Northwest Quarter of the Southeast Quarter; thence South 85°50'55" West 660.50 feet to the West line of existing Parcel "B"; thence North 00°10'29" East 331.25 feet to the Northwest Corner of existing Parcel "B"; thence North 85°50'01" East 657.89' feet to the Point of Beginning containing 5.00 acres including 0.23 acres of County Road right-of-way.

ACCESS EASEMENT DESCRIPTION:

A 20.00 foot wide easement across existing Parcel "A" in the Southwest Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa for access to Parcel "F" a part of Parcel "B" in said Northwest Quarter of the Southeast Quarter of said Section 18 being 10.00 feet either side of the following described centerline:

Commencing at the center of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 85°50'01" East 385.15 feet along the South line of the Southwest Quarter of the Northeast Quarter of said Section 18 to the Easement Point of Beginning; thence North 10°23'03" East 99.15 feet; thence North 25°57'12" East 60.72 feet; thence North 21°21'19" East 72.55 feet; thence North 27°59'12" East 66.78 feet; thence North 62°26'51" East 31.99 feet; thence South 84°45'17"

East 42.74 feet; thence South 49°27'04" East 22.08 feet; thence South 30°44'30" East 41.25 feet; thence South 40°13'16" East 31.66 feet; thence South 56°36'31" East 181.00 feet; thence South 74°30'06" East 29.69 feet; thence North 65°55'18" East 51.09 feet; thence North 46°44'24" East 75.40 feet; thence North 66°58'45" East 23.35 feet; thence North 89°51'48" East 21.59 feet; thence South 69°44'11" East 114.96 feet; thence South 38°26'28" East 122.89 feet to a point on the North line of Parcel "F" a part of Parcel "B" in the Northwest Quarter of the Southeast Quarter of said Section 18 which is the end of the easement.

This instrument shall not affect the liens, security interests or other rights, titles, or interests created by the Mortgage or any other agreement between Borrower and the undersigned. Further, the debt secured by the Mortgage has not been paid in full. Therefore this release does not constitute a satisfaction of the debt. Absent a separate agreement in writing providing otherwise, the debt remains in full force and effect.

WITNESS my hand this 2nd day of December 2019

Mortgage Electronic Registration Systems, Inc., as nominee for Reverse Mortgage Funding LLC, its successors and assigns

Amanda Beach

Name: Amanda Beach
Title: Assistant Secretary

STATE OF MICHIGAN)

ss.:

COUNTY OF CLINTON)

On the 2nd day of December, 2019, before me, the undersigned, personally appeared Amanda Beach, Assistant Secretary, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or person upon behalf of which the individual (s) acted, that he/she/they executed the instrument.

Kevin Struble
Notary Public Kevin Struble

