

BK: 2023 PG: 471
Recorded: 3/8/2023 at 10:55:57.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa



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

RETURN TO Farm Credit Services of America, PO Box 520
PREPARER: Perry, IA 50220
Customer No: 268190 Account No: 3019818

FORM 5114 (08-2019)
Lenz, Kathy A
(515) 465-5318

PARTIAL RELEASE OF MORTGAGE

Mortgagee: Farm Credit Services of America, FLCA

Mortgagor(s): Dwayne Dean Scar and Diana Louise Scar, a married couple

For valuable consideration, Mortgagee hereby releases from the lien of the mortgage and any amendments or addendums thereto dated March 18, 2016, executed by above named Mortgagor(s) and recorded in the Iowa real estate records as follows:

County: Madison
Filing Office: Madison County Recorder
Date Filed: 03/21/2016
Recorded in book 2016 page 664

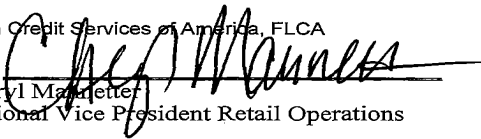
the following described property:

see attached survey

Said Mortgage to 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 
Cheryl Mannetter
Regional Vice President Retail Operations

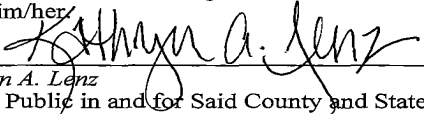
STATE OF IOWA

COUNTY OF DALLAS

)
) ss
)

On this 28th day of DECEMBER, 2022 before me, a Notary Public, personally appeared Cheryl Mannetter, being by me personally known, and duly sworn, did say that he/she is Regional Vice President Retail Operations 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 him/her.




Kathryn A. Lenz
Notary Public in and for Said County and State

My commission expires June 10, 2024.

INDEX LEGEND

LOCATION: NW 1/4 SEC. 3 T75N R29W
 WESTER TOWNSHIP
 MAISON COUNTY IOWA
 REQUESTOR: NICK SCAR
 PROPRIETORS: OWANNE D. & DIANA L. SCAR
 SURVEYOR: JOEL R. ROMLEY
 COMPANY & RACCOON VALLEY LAND SURVEYING LLC
 RETURN TO: 33235 L AVENUE
 ADEL, IOWA 50003
 PHONE: 515.493.8317

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5TH P.M., MAISON COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 3; THENCE S01°28'25"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 3, A DISTANCE OF 434.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°28'25"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 3, A DISTANCE OF 552.80 FEET; THENCE S89°31'35"E, A DISTANCE OF 79.63 FEET; THENCE N89°50'50"E, A DISTANCE OF 308.60 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS SHOWN IN BOOK 2007 AT PAGE 1533 IN THE OFFICE OF THE MAISON COUNTY RECORDER; THENCE N04°15'25"E ALONG THE WESTERN LINE OF SAID PARCEL A, A DISTANCE OF 124.15 FEET; THENCE N89°55'30"W ALONG THE WESTERN LINE OF SAID PARCEL A, A DISTANCE OF 73.85 FEET; THENCE N00°50'55"E ALONG THE WESTERN LINE OF SAID PARCEL A, A DISTANCE OF 532.80 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92 AS IT IS PRESENTLY ESTABLISHED; THENCE N74°00'30"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 119.07 FEET; THENCE N89°34'45"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 414.91 FEET; THENCE S06°52'20"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 265.76 FEET; THENCE S13°52'55"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 102.40 FEET; THENCE N89°31'35"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 102.40 FEET; THENCE N89°31'35"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10.57 ACRES INCLUDING 1.29 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

NOTES:

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.

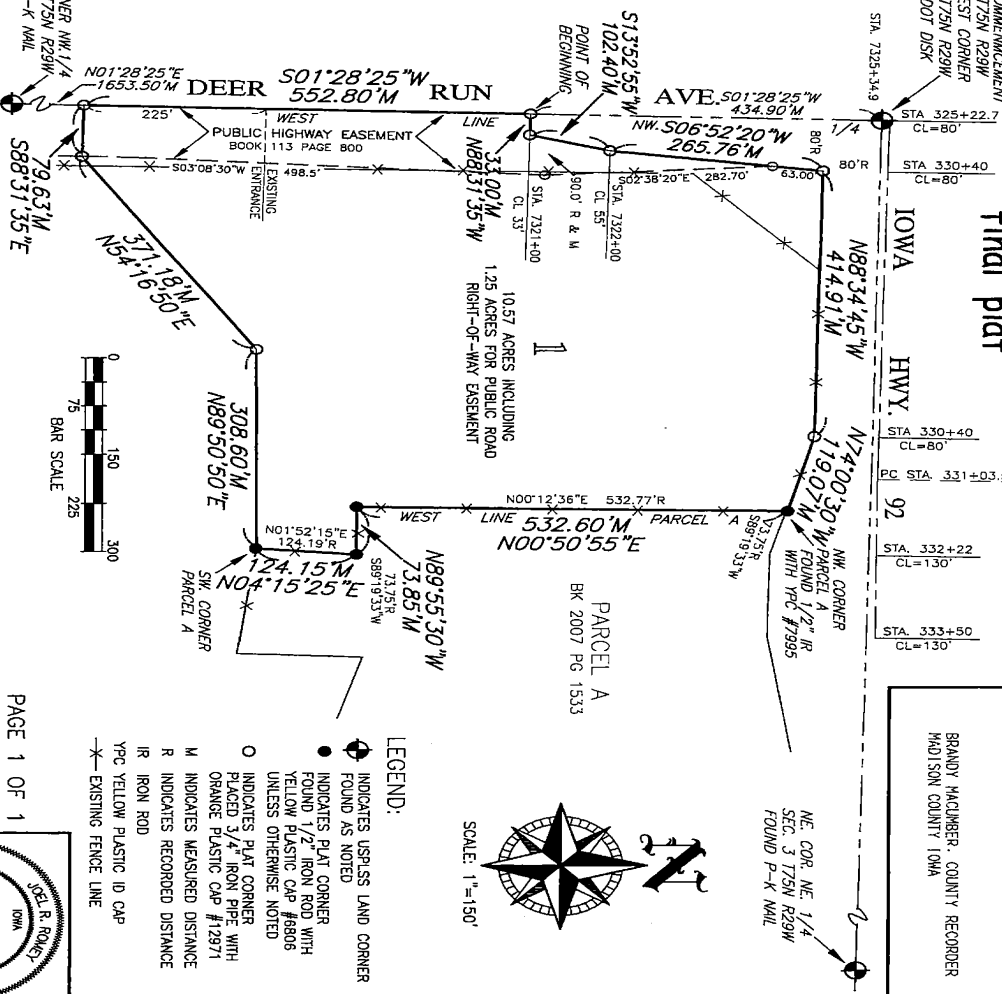
BASES OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.

SW CORNER NW 1/4
 SEC. 3 T75N R29W
 FOUND P-K NAIL

POINT OF COMMENCEMENT
 SEC. 3 T75N R29W
 NORTHWEST CORNER
 SEC. 3 T75N R29W
 FOUND DOT DISK

Scarlett Sunset Ridge

Final plat



LEGEND:

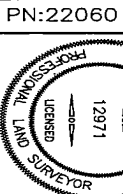
- INDICATES UPPLIST LAND CORNER FOUND AS NOTED
- INDICATES PLAT CORNER FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP #8806 UNLESS OTHERWISE NOTED
- INDICATES PLAT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- R INDICATES RECORDED DISTANCE
- IR IRON ROD
- YPC YELLOW PLASTIC ID CAP
- EXISTING FENCE LINE



Raccoon Valley Land Surveying
 33235 L Avenue Adel Iowa 50003 515.493.8317

SIGNED: *Joel R. Romley*
 JOEL R. ROMLEY P.L.S. 12971

DATE: *02/21/2023*



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Document 2023 457
 Book 2023 Page 457 Type 06 044 Pages 20
 Date 3/07/2023 Time 8:15:14AM
 Rec Amt \$182.00 Aud Amt \$5.00

BRANDY HAUINGER, COUNTY RECORDER
 MAISON COUNTY IOWA

CHECK
 AMND
 SCAN