

BK: 2024 PG: 2523

Recorded: 10/16/2024 at 9:28:18.0 AM

Pages 2

County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$15.00

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

RELEASE OF DEED OF TRUST/MORTGAGE

Prepared by Pat Murphy, Southern Bank 531 Vine Street Poplar Bluff, MO 63901.

Return to Pat Murphy, Southern Bank 531 Vine Street Poplar Bluff, MO 63901 Phone #573-778-1800

1. **DATE AND PARTIES.** The date of this Release of Deed of Trust/Mortgage is 10/03/2024 and the parties and their addresses are as follows:

GRANTOR: Southern Bank
P.O. Box 520
531 Vine Street
Poplar Bluff, MO 63901

TRUSTEE: John F. Scott
P.O. Box 1288
Poplar Bluff, MO 63901

GRANTEE: CHRISTOPHER CURTIS, A MARRIED INDIVIDUAL
MEREDITH L CURTIS, A MARRIED INDIVIDUAL
3127 230TH ST
SAINT CHARLES, IOWA 50240
LOAN# 678890

- If checked refer to the attached Addendum incorporated herein, for additional Grantees and their addresses. The Addendum is on page(s) _____.

2. **LEGAL DESCRIPTION OF PROPERTY.** The legal description of the property is on page(s) 2.
3. **RELEASE OF DEED OF TRUST/MORTGAGE.** Southern Bank, which is organized and existing under the laws of the State of Missouri and holder of that certain Deed of Trust/Mortgage made and executed by, **CHRISTOPHER CURTIS, A MARRIED INDIVIDUAL and MEREDITH L CURTIS, A MARRIED INDIVIDUAL** unto Trustee, for the use and benefit of Southern Bank on **08/07/2020** certifies that the Deed of Trust/Mortgage has been fully paid, satisfied, or otherwise discharged. The Deed of Trust/Mortgage was recorded on **08/12/2020** in the Recorder of Deeds in **MADISON County, IOWA** and is **BK: 2020, PG: 2928**.

For value received and the Deed of Trust/Mortgage having been complied with, the undersigned releases the Deed of Trust/Mortgage and all of its right, title and interest in the Property located in **MADISON County at 3127 230TH ST, SAINT CHARLES, IOWA, 50240** and legally described as follows:

A tract of land described as the East 75.5 feet of the South 577.5 feet of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. Said Parcel contains 0.9994 Acres including 0.0693 Acres of County Road Right of Way, AND a tract of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Three (3) and more particularly described as follows, to-wit: Commencing at the Northwest Corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Three (3), thence North 86°50' East along the North line thereof 116 feet, thence South 12°06' East 751.2 feet, thence North 86°50' East 103.35 feet, thence South 174.5 feet, thence North 86°50' East 205 feet, thence South 21°15' West 191 feet, thence South 01°25' West 229.2 feet, thence South 86°50' West 507.05 feet to the Southwest corner of said Southeast Quarter (1/4) of the Southwest Quarter (1/4), thence North along the West line thereof 1,320.7 feet to the point of beginning.

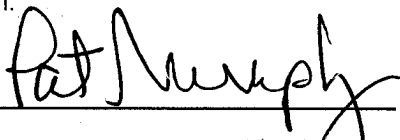
LENDER: Southern Bank


CASSI KENDLE LOAN OPERATIONS OFFICER

ACKNOWLEDGMENT:

State of Missouri }
 } ss.
County of Butler County

On this 3RD day of October 2024, before me appeared Cassi Kendle; to me personally known, who, being by me duly sworn or affirmed did say that he/she/they is/are the Loan Operations Officer of Southern Bank and that said instrument was signed in behalf of said corporation or association by authority of its board of directors or trustees, and said Loan Operations Officer acknowledged said instrument to be the free act and deed of said corporation or association.


Notary Public

PAT MURPHY NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI MY COMMISSION EXPIRES JULY 11, 2025 BUTLER COUNTY COMMISSION #13394892
--