

BK: 2025 PG: 336
Recorded: 2/5/2025 at 12:39:48.0 PM
Pages 5
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return to and
Prepared

by: Shaynna Grund, Iowa Bankers Mortgage Corporation, 8901 Northpark Dr, PO Box 6220, Johnston, IA 50131, 515-286-4318

RELEASE OF PERSONAL LIABILITY

This Release of Personal Liability ("Release") is entered into effective as of the 3rd day of February, 2025 by and among, Joel R Jackson and Shawna H Jackson (jointly the "Borrowers") and Fannie Mae ("Lender").

WITNESSETH:

WHEREAS, the Borrowers entered into a promissory note dated March 18, 2021 ("Note") in the original principal amount of \$160,000 to State Savings Bank, which was secured by a mortgage which was filed as Book 2021 Page 1248 and Doc No. 2021 1248 of the Madison County Recorder's Office on March 26, 2021 ("Mortgage on the property described in the attached Exhibit A") and

WHEREAS, Shawna H Jackson no longer has an ownership interest in the real estate secured by the Mortgage and has asked for a release from the Note; and

WHEREAS, Lender is agreeable to releasing Shawna H Jackson from personal liability on the Note pursuant to the terms of this Release.

NOW, THEREFORE, in and for the considerations set forth herein, the parties agree as follows:

1. **WARRANTIES AND REPRESENTATIONS.** The Borrowers hereby warranty and represent to Borrower as follows:

a. Shawna H Jackson no longer has any ownership interest in the real estate secured by the Mortgage.

b. Joel R Jackson agrees to the release of Shawna H Jackson, and agrees that the Note and Mortgage remain in full force and effect as to Joel R Jackson, and there have been no modifications to either the Note or Mortgage or other loan documents executed in conjunction with the Note and Mortgage except for the release of personal liability of Shawna H Jackson hereunder.

c. The financial information provided by the Borrowers to obtain this release is complete and correct information, which Borrowers understand Lender shall rely upon in entering into this Release.

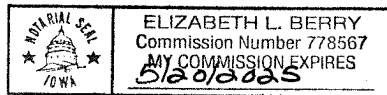
2. Lender hereby releases Shawna H Jackson from any and all personal liability under the Note and Mortgage, however, it reserves the right to name Shawna H Jackson in any proceeding it may be required to file or take to clear title to the real estate secured by the Mortgage.

IN WITNESS WHEREOF, the parties have executed this Release on the day and year set forth by their name, and it is effective as set forth above.


Joel R Jackson

STATE OF Iowa, Madison COUNTY:

This record was acknowledged before me on 1-31-2025, by Joel R Jackson on their behalf.

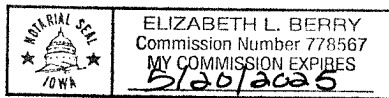


Iowa Elizabeth Berry
Notary Public in and for said State

Shawna H Jackson
Shawna H Jackson

STATE OF Iowa, Madison COUNTY:


This record was acknowledged before me on 1-31-2025, by Shawna H Jackson on their behalf.



Elizabeth L. Berry
Notary Public in and for said State

Investor: Fannie Mae

By: Iowa Bankers Mortgage Corporation, authorized servicing agent

By: 
Angela Shanks
Vice President

STATE OF IOWA, POLK COUNTY:

This record was acknowledged before me on Feb 3, 2005 by Angela Shanks as Vice President of Iowa Bankers Mortgage Corporation.



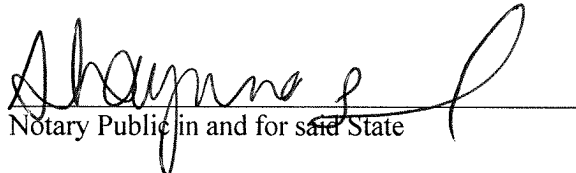

Notary Public in and for said State

EXHIBIT A

Lot 15 of Bond-Peterson Place, an Addition to the Town of Winterset, Madison County, Iowa