

BK: 2025 PG: 4
Recorded: 1/2/2025 at 10:01:08.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by and return to:
Casey Scharringhausen
15 E Main St
Union MO 63084
636-583-9075

FULL DEED OF RELEASE

To: Madison County Recorder of Deeds
File:

Date: July 16, 2024

Grantor(s): UNITED BANK OF UNION
Address: 15 East Main Street, Union MO 63084-1615

Grantee(s): Ridge Investment Group, LLC, a Missouri Limited Liability Company

Address: 1806 Autumn Glen Ct., Chesterfield, MO 63017

This Deed Witnesseth, that as of the above date, the above Grantor(s) for and in consideration of One Dollar and other good and valuable consideration in hand paid, do(es) by these presents, REMISE, RELEASE and FOREVER QUIT-CLAIM unto the above Grantee(s), his, her or their heirs, or its successors and assigns, the following land situated in Madison County, Iowa, to-wit:

See Page 3 "Exhibit A"

This is made in FULL RELEASE OF AND FULL satisfaction for a certain DEED OF TRUST dated 03-16-23 recorded 03-23-23 as Document# ____ or Book 2023, Page 584 of the Madison County, Iowa records.

Reference FULL deed of release dated 07-16-24 recorded 09-10-24 in book 2024 page 2194

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee(s) and to the heirs or successors and assigns of such Grantee(s) forever; so that neither the Grantor(s) nor the heirs or successors of the Grantor(s) nor any other person(s) for or in the name of the Grantor(s), shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor(s) has or have executed these presents, the same effective as of the day and year first above written.

ATTEST:

Rita Niederholtmeyer
Rita Niederholtmeyer, Asst. Vice President

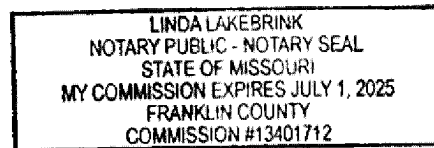
United Bank of Union
Aaron Hall
Aaron Hall, Senior Vice President

STATE OF MISSOURI, County of Franklin ss.:

On July 16, 2024 before me appeared, Aaron Hall to me personally known, who, being by me duly sworn, did say that he is the Senior Vice President of United Bank of Union, a Missouri Corporation, and that the seal Affixed to the forgoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said Aaron Hall acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written. I am commissioned in Franklin County, Missouri.

Notary Public: Linda Lakebrink



"EXHIBIT A"

Property located in the County of Madison, State of Iowa, described as follows:

A tract of land commencing at a point 33 feet West and 144 feet North of the Southeast Corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence West 264 feet, thence North 132 feet, thence East 10 feet, thence North 205 feet, thence East 254 feet; thence South 337 feet to the point of beginning, EXCEPT Parcel "A" located in the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section Thirty-six (36), containing 0.582 acres, as shown in Plat of Survey filed in Book 2, Page 301 on October 24, 1996 in the Office of the Recorder of Madison County, Iowa.