

BK: 2025 PG: 756
Recorded: 4/1/2025 at 10:37:37.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

INSTRUMENT PREPARED BY:	Brian D. Torresi, 120 S 16 th St., Ames, IA 50010 (515) 288-2500
RETURN TO:	Daniel Doyle, 3551 N. Callison Ave., Cumming, IA 50061

RELEASE OF REAL ESTATE MORTGAGE

KNOW ALL PERSONS BY THIS INSTRUMENT: That the undersigned, James Abrams and/or James Abrams Attorney at Law 401K Trust (the "Mortgagee"), the present owner and holder of that certain Mortgage, Assignment of Rents and Leases, and Fixture Filing given by Daniel Doyle and Terrance Doyle dated August 28, 2024, and filed in the office of the Recorder of Madison County, Iowa, on September 3, 2024, in Book 2024 at Page 2128 (the "Mortgage"), for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby acknowledge that the Mortgage is hereby redeemed, paid off, satisfied, released, and discharged in full. The real estate that was encumbered by the Mortgage is located in Madison County, Iowa, and is legally described as follows:

The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., EXCEPT Parcel "C" located therein, containing 4.989 acres, as shown in Plat of Survey filed in Book 2002, Page 6062 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "D" located therein, containing 4.989 acres, as shown in Plat of Survey filed in Book 2002, Page 6078 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E" located therein, containing 7.672 acres, as shown in Plat of Survey filed in Book 2002, Page 6079 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neutral gender, according to the context.

(SIGNATURE PAGE FOLLOWS)

SIGNATURE PAGE OF
RELEASE OF REAL ESTATE MORTGAGE

JAMES ABRAMS ATTORNEY AT LAW 401K TRUST

By: [Signature]
James Abrams, Trustee

STATE OF CO, COUNTY OF Denver, SS:

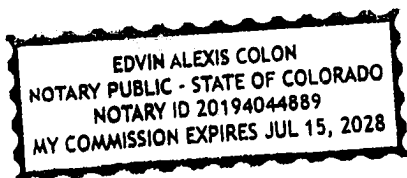
This record was acknowledged before me on this 26th day of March, 2025, by James Abrams, as Trustee of the James Abrams Attorney at Law 401K Trust.

[Signature]
Notary Public, State of Colorado
My commission expires 7/15/2028

[Signature]
JAMES ABRAMS

STATE OF CO, COUNTY OF Denver, SS:

This record was acknowledged before me on this 26th day of March, 2025, by James Abrams, an individual.



[Signature]
Notary Public, State of CO
My commission expires 7/15/2028