

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

✓  
JOHN H. BUNZ, AHLERS & COONEY, P.C.  
100 COURT AVENUE, DES MOINES, IOWA 50309 (515) 243-7611

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COMPARED	_____

RELEASE OF MORTGAGE AND SECURITY  
AGREEMENT AND FIXTURE FINANCING STATEMENT  
AND ASSIGNMENT OF LEASES, RENTS AND RECEIVABLES

WHEREAS, the Iowa Finance Authority (the "Issuer") has previously issued its \$4,995,000 Industrial Development Revenue and Refunding Bonds (Woodmarc Corporation Project), Series 1997 (the "Bonds"), pursuant to an Indenture of Trust dated as of March 1, 1997 (the "Indenture") between the Issuer and Wells Fargo Bank, National Association (f/k/a Norwest Bank Iowa, National Association), as Trustee (the "Trustee"); and

WHEREAS, the proceeds of the Bonds were loaned to T.D. Marc, Inc., an Iowa corporation, the predecessor of Woodmarc Corporation, an Iowa corporation (the "Borrower") pursuant to a Loan Agreement dated as of March 1, 1997 between the Issuer and Borrower (the "Original Agreement"), as amended by that certain First Amendment to Loan Agreement dated as of July 1, 2001 (the "First Amendment") (the Original Agreement and the First Amendment hereinafter referred to as the "Agreement"); and

WHEREAS, the Borrower entered into a Mortgage and Security Agreement and Fixture Financing Statement dated as of March 1, 1997 (the "Original Mortgage") as amended by that Amendment to the Mortgage and security Agreement and Fixture Financing Statement dated as of July 1, 2001 (the "Amendment to Mortgage") (the Original Mortgage and Amendment to Mortgage, hereinafter to be referred to as the "Mortgage") and that certain Assignment of Leases, Rents and Receivables dated March 17, 1997 (the "Assignment") to secure the repayment of the Bonds; and

WHEREAS, the Original Mortgage was filed for record on March 18, 1997 at Book 187, Page 398, in the office of the Madison County, Iowa Recorder; and

WHEREAS, the Amendment to Mortgage was filed for record on August 8, 2001, at Book 2001, Page 3453, in the office of the Madison County, Iowa Recorder; and

WHEREAS, the Assignment recorded on March 18, 1997 at Miscellaneous Record 43 at Page 853 of the records of the Madison County, Iowa Recorder; and

WHEREAS, the Mortgage and the Assignment encumbered certain real property and improvements thereon located in Madison County, Iowa, as further described on Exhibit A attached hereto (the "Mortgaged Property"); and

WHEREAS, the Bonds have been defeased pursuant to the terms and conditions of the Original Indenture and that certain Escrow Deposit Agreement between the Borrower, the Issuer and the Trustee, dated as of February 17, 2005.

NOW, THEREFORE, in consideration of the premises and the receipt of other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Issuer and the Trustee do hereby forever release, remise, reassign, reconvey, terminate, transfer and set over to and unto the Borrower all of their rights, title and interest in and to the Mortgaged Property pursuant to the Mortgage and the Assignment.

The Trustee does hereby release, remise, reassign, terminate, transfer and set over to the Borrower their rights, title and interest with respect to the Mortgaged Property, and it declares that the Trustee is the Mortgagee for the entire indebtedness described in and secured by the Mortgage, and the Trustee hereby releases the Mortgaged Property and the lien created under the Mortgage and the Assignment with respect to the Mortgaged Property, and further hereby releases the Borrower from all obligations heretofore or hereafter arising under the Mortgage and the Assignment with respect to the Mortgaged Property.

IN WITNESS WHEREOF, the Trustee has caused this Release of Mortgage and Security Agreement and Fixture Financing Statement and Assignment of Leases, Rents and Receivables to be executed and its corporate seal to be hereunto affixed, and become effective on February 17, 2005.



WELLS FARGO BANK, NATIONAL ASSOCIATION

By: Carolynn R. Fisher  
Carolynn R. Fisher, Trust Officer

STATE OF IOWA     )  
                                  ) ss:  
COUNTY OF POLK    )

On this 17<sup>th</sup> day of February, 2005, before me, a Notary Public in and for the State of Iowa, personally appeared Carolynn R. Fisher, to me personally known, who, being by me duly sworn, did say that she is the Trust Officer of Wells Fargo Bank, National Association of Des Moines, Iowa; that the foregoing Release of Mortgage and Security Agreement and Fixture Financing Statement and Assignment of Leases, Rents and Receivables was signed on behalf of Wells Fargo Bank, National Association; and Carolynn R. Fisher, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said Wells Fargo Bank, National Association by it and by her voluntarily executed.

Given under my hand seal of office, this 17<sup>th</sup> day of February, 2005.

Marjeane K. Hunter  
Notary Public

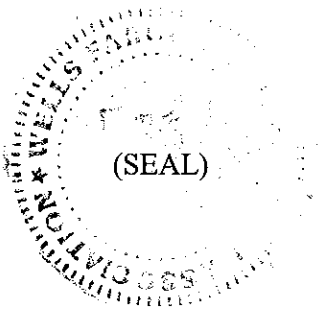


EXHIBIT A

LEGAL DESCRIPTION

Lots Two (2) and Three (3) in Bellamy Addition to the City of Winterset, Plat No. 1,  
Madison County, Iowa