

COMPUTER
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FILED NO. 3421

BOOK 189 PAGE 171

97 JUN -4 PM 3:33

REC \$10.00
AUD \$
R.M.F. \$1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY AND RETURN TO: Farmers & Merchants State Bank/Tim Rethmeier, 101 W Jefferson, PO Box 29, Winterset IA 50273
(515) 462-4381

PARTIAL RELEASE OF REAL ESTATE MORTGAGE

The undersigned, the present owner(s) of the mortgage hereinafter described, for valuable consideration, do hereby acknowledge that the following described real estate situated in Madison County, Iowa, to wit:

See attached Exhibit "A"

Is hereby released from the lien of the real estate mortgage executed by Marvin D. & Mary A. Cox
to Farmers & Merchants State Bank, dated
April 30, 1997 recorded in the record of the County of Madison, State
of Iowa, Book 188 page 322 specifically reserving and retaining the mortgage lien and all mortgage rights
against all of the remaining property embraced in or subject to the mortgage above described.

Dated this 4th day of June, 19 97.



Farmers & Merchants State Bank

William L. Davis

By: William L. Davis, Senior Vice President

CORPORATION

STATE OF Iowa Madison COUNTY, ss:

On this 4th day of June, A.D. 19 97, before me, the undersigned, a Notary Public in and
for said County and State, personally appeared William L. Davis
to me personally known, who being by me duly sworn, did say that they are the Senior Vice President
~~and~~ XX respectively, of said corporation; that ~~(no seal has been procured by~~
~~the said)~~ (the seal affixed thereto is the seal of said) corporation; that said instrument was signed and sealed on behalf of said
corporation by authority of its Board of Directors; and that the said William L. Davis
~~and~~ XX as such officers, acknowledged the execution of said instrument to be
the voluntary act and deed of said corporation, by it and by them voluntary executed.



Gina M. Hackett

Notary Public
In and for Said State

Filed for record this _____ day of _____, A.D. 19 _____ at _____ o'clock
_____ M., and recorded in Book _____ on page _____.

FEE, \$ _____ Paid
WHEN RECORDED PLEASE RETURN TO:

NAME	ADDRESS
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EXHIBIT "A"

COX/THALACKER REAL ESTATE DESCRIPTIONParcel "A"

That part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Three (3); thence on an assumed bearing of North 00°07'37" East along the west line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Three (3) a distance of 1041.77 feet; thence South 88°42'00" East 1053.92 feet; thence South 00°00'00" East 1020.35 feet to the south line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); thence continuing South 00°00'00" East 11.10 feet to the centerline of a Madison County Highway; thence North 89°45'16" West along said centerline 349.47 feet; thence southwesterly 234.46 feet along said centerline on a tangential curve concave to the southeast and having a radius of 178.85 feet, a central angle of 75°06'36" and a chord of 218.03 feet in length bearing South 52°41'28" West; thence North 06°33'08" East along a line not tangent to said curve a distance of 143.89 feet to the south line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Three (3); thence North 89°51'52" West along said south line 549.50 feet to the point of beginning;

AND,

That part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Four (4); thence on an assumed bearing of North 89°50'45" West along the south line of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Four (4) a distance of 1318.94 feet to the southwest corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence North 00°13'51" East along the west line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) a distance of 1317.38 feet to the northwest corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence South 89°55'40" East along the north line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) a distance of 1013.37 feet; thence South 01°11'24" East 271.20 feet; thence South 88°42'00" East 297.01 feet to the east line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence South 00°07'37" West along said east line a distance of 1041.77 feet to the southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Four (4) and the point of beginning;

AND,

The east 5.00 acres of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa.

Said tract contains 68.20 acres and is subject to a Madison County Highway Easement over the southeasterly 0.42 acres thereof.

Sellers reserve a perpetual easement over, under, and across the North 150 feet of the East 1450 feet and the East 100 feet of the North 275 feet of the West 1180 feet of said Parcel A for the purpose of erecting, installing, maintaining, and rebuilding surface water control practices, including but not limited to terraces and grass waterways, for the purpose of controlling the flow of runoff water onto adjacent lands.