ASSIGNMENT OF MORTGAGE

STATE OF IOWA )
COUNTY OF DELAWARE )

WHEREAS on the 30th day of September, 19993, Steven H. Keppler & Gloria A. Keppler executed a Mortgage upon certain land therein described which is now recorded in Book 120, Page 127, File # 322-1047 of the records of Delaware County, Iowa, which the land is situated, to secure One Note also therein described payable to the order of FARMERS & MERCHANTS SAVINGS BANK, 101 East Main Street, Manchester, IA 52057.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Dollar and other good and valuable considerations, the undersigned does hereby sell and transfer, without recourse in any event and without warranty or representation of any kind, unto Iowa Bankers Mortgage Corporation of Des Moines, Iowa the said Note and lien, and does hereby assign and remise, release and quit-claim unto the said Iowa Bankers Mortgage Corporation of Des Moines, Iowa, its successors and assigns, all the right, title and interest in and to said Mortgage Deed.

IN WITNESS WHEREOF, the said Farmers & Merchants Savings Bank has cause these presents to be signed by its Vice President and attested by its Cashier with its corporate seal affixed, this 30th day of Sept., 1993.

FARMERS & MERCHANTS SAVINGS BANK

By: Gerald Burke
Gerald Burke, Vice President

ATTEST:
Susan Lee

STATE OF IOWA )
COUNTY OF DELAWARE )

BEFORE ME, a Notary Public in and for said County and State, on this day personally appeared Gerald Burke, Vice President of Farmers & Merchants Savings Bank, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of September, 993.

ROSEMARY DREES
My Commission Expires
7/30/96

Rosemary Drees
Notary Public

FILE No. 322-1048
RECORDING FEE $ 6.00
TRANSFER FEE $

FILED FOR RECORD THE 5 DAY OF October, 1993 AT 2:45 O'CLOCK P M. BOOK 120 PAGE 128

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
LM