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Document 2011 984 Type 05 001 Pages 1
Date 3/21/2011 Time 2:52:11PM
Rec Amt $9.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by & return to:Jane Rubner, Farmers & Merchants Savings Bank, PO Box 588., Manchester, IA 52057 (563) 927-4475

LOAN #0004511398

MIN: 1003445- 00045113984 **MERS Phone: 1-888-679-6377**

ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is **101 East Main, Manchester, IA 52057,** does hereby grant, sell, assign, transfer and convey, unto **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., its successors and assigns PO Box 2026, Flint, Michigan 48501-2026** all its right, title and interest in and to a certain mortgage dated March , 7th , 2011 made and executed by Ryan C. Philippson & Kaitlyn L. Philippson, husband & wife to and in favor of **FARMERS & MERCHANTS SAVINGS BANK** upon the following described property situated in Delaware County, State of **IOWA:**

Legal: LOTS FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) OF KNIPP'S FIRST SUBDIVISION OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE SIX (6), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 3 PLATS, PAGE 57.

Property Address: 1419 220TH ST., MANCHESTER, IA 52057

Such Mortgage having been given to secure payment of $ 190,000.00 which Mortgage is of record in Book, Volume or Liber No. 2011, at page 962 (or as File No. _____ of the _____ Records of Delaware County, State of **IOWA,** together with the note(s) and obligations therein described and the money due and to become due thereon with interest, and all rights accrued or to accrue under such Mortgage.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on March , 7th , 2011

FARMERS & MERCHANTS SAVINGS BANK

By: Teresa Greve
Teresa Greve, Vice President

Attest: Diane C. Hammell
Diane C. Hammell, CFO/Cashier

STATE OF IOWA)
) SS:
COUNTY OF DELAWARE)

On this March , 7th, 2011 before me, a Notary Public in and for Delaware County, Iowa, personally appeared **Teresa Greve,** to me duly sworn, did say that ***she*** is the **Vice President** of the **FARMERS & MERCHANTS SAVINGS BANK** and that the seal affixed to said instrument is the seal of said **FARMERS & MERCHANTS SAVINGS BANK** by authority of its Board of Directors and said **Teresa Greve** acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

Jane T. Rubner
Notary Public in and for the State of Iowa

Jane T. Rubner
COMMISSION NUMBER 197882
My Commission Expires
08-12-2013