Recorded: 4/30/2013 at 9:01:23.0 AM
Fee Amount: $19.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2013 PG: 1450

Prepared by and RETURN TO:	Judy Peterson, Title Guaranty Division, Iowa Finance Authority, 2015 Grand Ave, Des Moines, IA 50312: telephone (800) 432-7230
Title of Document:	Certificate of Release of Mortgage
Grantor:	Title Guaranty Division of the Iowa Finance Authority
Grantee:	Melani LeGassick; John E. LeGassick
Releases Mortgage filed:	9/1/2005 in Book 2005, page 3110; Loan Modification Agreement dated 10/15/2008, filed 1/29/2009 in Book 2009, page 354

CERTIFICATE OF RELEASE OF MORTGAGE

The Title Guaranty Division, Iowa Finance Authority, finds that:

1. This certificate of release is executed and recorded pursuant to the authority granted the Title Guaranty Division, Iowa Finance Authority, in Iowa Code §16.92 and rules issued thereunder.

2. The original principal amount of the mortgage is within the limitations imposed by Iowa Code §16.92(1)c.

3. The person executing the Certificate of Release is a duly authorized officer or employee of the Title Guaranty Division, Iowa Finance Authority.

4. The mortgage was paid in full in by someone other than the real estate lender or closer requesting the certificate or by the real estate lender or closer under a previous transaction.

5. The Title Guaranty Division sent a notice by certified mail to the last known address of the mortgage servicer of its intention to execute and record a certificate of release pursuant to Iowa Code §16.92, and that at least 30 days have elapsed from the date notice was sent.

6. The Title Guaranty Division has not received written notification of any reason satisfactory to the Division why the Certificate of Release should not be executed and recorded.

7. Pursuant to the authority vested in the Title Guaranty Division, Iowa Finance Authority, the mortgage described as follows is declared to be satisfied and released:

The original principal amount of the mortgage: $76,000.00

The name and last known mailing address of mortgage servicer:

Mortgage Service Center
Attn: Loss Mitigation Dept.
4001 LEADENHALL RD
Mount Laurel, NJ 08054-4611

Loan number, if known:	0031536329
Name of mortgagor(s):	Melani LeGassick John E. LeGassick
Name of original mortgagee (lender):	Mortgage Electronic Registration Systems, Inc. solely as nominee for PHH Mortgage Services
Date of the original mortgage:	08/30/2005
Recording date of original mortgage:	09/01/2005
Recording information of original mortgage:	Book 2005, page 3110; Loan Modification Agreement dated 10/15/2008, filed 1/29/2009 in Book 2009, page 354 County: Delaware

Other applicable recording information: None

Name of assignee taking the last recorded assignment:	Deutche Bank National Trust Company as Trustee for GSAA 2006-7
Date of the last recorded assignment:	07/28/2008
Recording date of the last recorded assignment:	07/31/2008
Recording information of the last recorded assignment:	Book 2008, page 2349 County: Delaware

Other applicable recording information: None

IN WITNESS WHEREOF, Title Guaranty Division of the Iowa Finance Authority, an agency of the State of Iowa pursuant to Iowa Code Chapter 16, has caused this Certificate of Release to be executed by a duly authorized officer or employee of the division and its Corporate Seal to be hereunto affixed on 04/29/2013.

Title Guaranty Division, Iowa Finance Authority

By: _____

Name: Gerald A. LoRang
Title: Underwriting Attorney

STATE of IOWA, Polk County ss:

This instrument was acknowledged before me on 04/29/2013 by Gerald A. LoRang as Underwriting Attorney of the Title Guaranty Division, Iowa Finance Authority

_____

NOTARY PUBLIC In and for said State

JUDY L. PETERSON
COMMISSION NO. 727859
MY COMMISSION EXPIRES
APRIL 9, 2016