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Date 6/23/2014 Time 10:00:09AM
Rec Amt $7.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By: Lachrisha Eley, LOANCARE, A DIVISION OF FNF SERVICING, INC. PO Box 8068, Virginia Beach, VA 23450 1-800-274-6600

Return By Mail To:
Release Department
LOANCARE, LLC
PO Box 8068
Virginia Beach, VA 23450

RELEASE OF MORTGAGE

LOANCARE, LLC #:0009295692 "FLANAGAN" Lender ID:00714501CD/0202629373 Delaware, Iowa
MERS #: 100049700011486962 SIS #: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ADVANCED FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS whose address is PO BOX 2026, FLINT, MI 48501-2026 present Mortgagee of a certain Mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said Mortgage.

Original Mortgagor: MICHAEL J FLANAGAN A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ADVANCED FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS
Dated: 06/30/2009 Recorded: 07/20/2009 in Book/Reel/Liber: 2009 Page/Folio: 2856 as Instrument No.: N/A in the records of the County Recorder of Delaware State of Iowa

Property Address: 200 SOUTH WAYNE STREET, MANCHESTER, IA 52057

IN WITNESS WHEREOF, the undersigned, by the officers duly authorized, has duly executed as a free act and deed the foregoing instrument.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ADVANCED FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS
On June 17th, 2014

By: _____
Abigail Roe, Assistant Secretary

STATE OF Virginia
COUNTY OF Virginia Beach City

On June 17th, 2014, before me, KATRINA LAKEISHA WHITE, a Notary Public in and for Virginia Beach City in the State of Virginia, personally appeared Abigail Roe, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

_____
KATRINA LAKEISHA WHITE
Notary Expires: 02/28/2017 #7547283

KATRINA LAKEISHA WHITE
NOTARY PUBLIC
REGISTRATION # 7547283
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2017

(This area for notarial seal)

*LVE*LVELCSV*06/17/2014 08:39:50 AM* LCSV01LCSV0000000000000000154331* IADELAW* 0009295692 IASTATE_MORT_REL *LVE*LVELCSV*