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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

LOAN# 3419125
MIN: 1003445-0003419125-6

MERS Phone: 1-888-679-6377**

Document prepared by: JUSTIN NESS, HERITAGE BANK, 695 MARION BLVD. MARION, IA 52302
319-373-5400

EW After recording return document to: JUSTIN NESS, HERITAGE BANK, 695 MARION BLVD. MARION, IA 52302.

ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is 695 MARION BLVD. MARION, IA 52302, 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 3/27/2015, made and executed by MARK J. SELLNER, A SINGLE PERSON to and in favor of HERITAGE BANK upon the following described property situated in DELAWARE County, State of IOWA:

Legal Description: SEE ATTACHED ADDENDUM.

PROPERTY ADDRESS: 212 BAILEY DRIVE, MANCHESTER, IA 52057-1844

such Mortgage having been given to secure payment of $80,670.00 which Mortgage is of record in Book, Volume, or Liber No. 2015, at page 758 (or as No. _____ of the MORTGAGE 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 this March 27, 20 15.

HERITAGE BANK

(Officer's signature)
TAMARA L. DANOVER
PRESIDENT

STATE OF IOWA, LINN **County ss:**

On this 27th day of March, before me, a Notary Public in the State of IOWA, personaly appeared TAMARA L. DANOVER to me personally know to be the person (s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

My Commission Expires: 8/23/2016

NOTARIAL SEAL IOWA
JUSTIN NESS
Commission Number 764324
My Commission Expires
August 23, 2016

Notary Public in and for the County and State
JUSTIN NESS
Notary's Name

LEGAL ADDENDUM

COMMENCING AT THE CENTER OF SECTION THIRTY THREE (33), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M. AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION THIRTY THREE (33) ONE THOUSAND TWO HUNDRED EIGHTY FIVE AND EIGHTY THREE ONE-HUNDREDTHS (1285.83) FEET TO THE EASTERLY LINE OF THE SOUTHEAST ACCESS ROAD (BAILEY DRIVE), THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID ROAD ON THE ARC OF A ONE THOUSAND NINE HUNDRED FIFTY AND EIGHT ONE-HUNDREDTHS (1950.08) FOOT RADIUS CURVE, CONCAVE WESTERLY ONE HUNDRED SEVENTY EIGHT AND SEVENTY ONE ONE-HUNDREDTHS (178.71) FEET, THENCE NORTH 11° 00' WEST SEVEN HUNDRED EIGHTY NINE AND FORTY FIVE ONE-HUNDREDTHS (789.45) FEET, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID ROAD ON THE ARC OF A ONE THOUSAND EIGHT HUNDRED SEVENTY AND EIGHT ONE-HUNDREDTHS (1870.08) FOOT RADIUS CURVE, CONCAVE EASTERLY, SEVENTY EIGHT AND SIX-TENTHS (78.6) FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTHERLY ALONG THE EASTERLY LINE OF SAID ROAD ON SAID CURVE ONE HUNDRED THIRTY (130.0) FEET TO THE SOUTHERLY LINE OF H. J. MILLER SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION THIRTY THREE (33), THENCE SOUTH 84° 32' EAST ALONG THE SOUTHERLY LINE OF LOTS SEVEN (7), SIX (6) AND FIVE (5) OF SAID SUBDIVISION ONE HUNDRED FIFTY EIGHT AND THIRTY FIVE ONE-HUNDREDTHS (158.35) FEET, THENCE SOUTH 1° 13' WEST NINETY EIGHT AND FIVE-TENTHS (98.5) FEET, THENCE SOUTH 85° 17' WEST ONE HUNDRED FORTY SIX AND ONE-TENTH (146.1) FEET TO THE POINT OF BEGINNING.