Recorded: 2/16/2017 at 8:09:21.0 AM
Fee Amount: $7.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 490

Document Prepared By:
E.Lance/NTC, 2100 Alt. 19 North,
Palm Harbor, FL 34683
(800)346-9152

When Recorded Return To:
Ditech Financial LLC
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 51098143

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, the holder of the mortgage hereinafter described, does hereby acknowledge that a certain mortgage bearing the date of 03/26/2004 made and executed by **GERALD A. HEIMS AND CHERYL M. HEIMS (grantor)** to **FIRST STATE BANK (grantee)** and recorded in the records of the Office of the Recorder of **DELAWARE** County, State of **Iowa**, in **Book 2004, Page 1070, and/or Instrument #** , recorded on 04/01/2004 is redeemed, paid off, satisfied and discharged in full.

Dated this 15th day of February in the year 2017
CITIMORTGAGE, INC., AS SUCCESSOR IN INTEREST BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., by DITECH FINANCIAL LLC, its Attorney-in-Fact

MEGAN FRAZER
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me on this 15th day of February in the year 2017, by Megan Frazer as VICE PRESIDENT of DITECH FINANCIAL LLC as Attorney-in-Fact for CITIMORTGAGE, INC., AS SUCCESSOR IN INTEREST BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

EWA IWONA KIRSANOV
COMM EXPIRES: 10/13/2020

EWA IWONA KIRSANOV
Notary Public - State of Florida
Commission # GG 038558
My Comm. Expires Oct 13, 2020
Bonded through National Notary Assn.

GTSRC 397734428 DOCR T151702-11:47:16 [C-1] ERCNIA1

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