Recorded: 12/5/2019 at 12:56:11.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3431

Prepared by, Recording Requested By and Return to:
DOC SOLUTIONS
ATTN: REGINA MONTS / LORI LOWE
2316 SOUTHMORE AVE
PASADENA, TX 77502
Charles A. Brown & Associates, P.L.L.C. d/b/a DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described below. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described property herein assigned, transferred or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

Client Id: CelinkMI/AOL
Loan #: 1174066

809343

ASSIGNMENT OF MORTGAGE

Min: 100940000050213009 MERS Phone: 1-888-679-6377

***FOR VALUE RECEIVED*, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE,** whose address is P.O. Box 2026, Flint, MI 48501-2026, **AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS**, does hereby assign and transfer to **AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS**, forever and without recourse, whose address is 3800 W CHAPMAN AVE, 3RD FLOOR, ORANGE, CA 92868, all its right, title and interest in and to a certain Mortgage from **HAROLD J. KELCHEN AND PEARL J. KELCHEN AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS** for **$157,500.00**, dated **7/26/2014** of record on **8/14/2014** in Book **2014** Page **1971**, in the **DELAWARE County** Clerk's Office, State of **IOWA**.

Property Address: 415 UNION STREET, RYAN, IOWA 52330
Legal description: SEE ATTACHMENT
Parcel: 690000205600

Executed this November 11, 2019

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS

By: AMY JO MCCAIN
Title: ASSISTANT SECRETARY

STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared AMY JO MCCAIN the ASSISTANT SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this 11 NOV 2019.

Notary Public in and for the State of MICHIGAN
Notary's Printed Name: Kristina M. Mireles
My Commission Expires: 9.11.2021
Mortgage for $157,500.00 dated 7/26/2014

809343

KRISTINA M. MIRELES
Notary Public
County of Ingham
My Commission Expires
September 11, 2021
Acting in the County of
Clinton
STATE OF MICHIGAN

LEGAL DESCRIPTION

File No: 08-00979868

THE FOLLOWING DESCRIBED REAL ESTATE IN DELAWARE COUNTY, IOWA:

WEST HALF (W1/2) OF LOT THREE (3), AND LOT FOUR (4), BLOCK TWENTY-ONE (21), RYAN, DELAWARE COUNTY, IOWA.

APN 690000205600

BEING THE SAME PROPERTY CONVEYED TO HAROLD J. KELCHEN AND PEARL J. KELCHEN AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM MARY DAMIAN O'BRIEN, A SINGLE PERSON, IMOGENE BERNICE ECKSTEIN AND JOHN W. ECKSTEIN, WIFE AND HUSBAND RECORDED 03/10/1989 IN DEED BOOK 48 PAGE 278, IN THE RECORDER'S OFFICE OF DELAWARE COUNTY, IOWA.