Recorded: 1/28/2021 at 10:06:22.0 AM
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.00
Combined Fee: $10.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 367

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

When Recorded Return To:
Wells Fargo Home Mortgage
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 0430295998

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 08/20/2012 made and executed by **GARY L GADIENT AND KATHY K GADIENT (grantor)** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR AMERICAN BANK, ITS SUCCESSORS AND ASSIGNS (grantee)** and recorded in the records of the Office of the Recorder of **DELAWARE** County, State of **Iowa**, in **Book 2012 and Page 2895**, recorded on 08/29/2012 is redeemed, paid off, satisfied and discharged in full.

Dated this 28th day of January in the year 2021
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS MORTGAGEE, AS NOMINEE FOR AMERICAN BANK, ITS SUCCESSORS AND ASSIGNS

FRANCIS DENARDO
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 by means of [X] physical presence or [ ] online notarization on this 28th day of January in the year 2021, by Francis DeNardo as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS MORTGAGEE, AS NOMINEE FOR AMERICAN BANK, ITS SUCCESSORS AND ASSIGNS, 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.

AARON BURDICK
COMM EXPIRES: 11/22/2024

AARON BURDICK
Notary Public - State of Florida
Commission # HH 066179
My Comm. Expires Nov 22, 2024
Bonded through National Notary Assn.

WFHRC 420417196 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100357000003680896 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026
DOCR T282101-08:59:21 [C-1] ERCNIA1

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