



Document 2021 1788

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INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ When recorded, return to:  
**FARMERS & MERCHANTS STATE BANK, WINTERSET**  
**101 W JEFFERSON**  
**WINTERSET, IA 50273**  
**(515) 462-4381**

This document was prepared by:  
**Stephanie Schade, Mortgage Representative**  
**Bankers' Bank**  
**7700 Mineral Point Road**  
**Madison, WI 53717**  
**608-826-6534**

LOAN #: 68831

### ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is  
**101 W JEFFERSON, WINTERSET, IA 50273**

does hereby grant, sell, assign, transfer and convey, unto **Mortgage Electronic Registration Systems, Inc.,**  
**its successors and assigns, a Corporation**

existing under the laws of **Delaware**

organized and

whose address is **P.O. Box 2026, Flint, MI 48501-2026**

(herein "Assignee"),

a certain Mortgage, dated **April 23, 2021,**  
**PUDENZ, UNMARRIED MAN**

made and executed by **MATTHEW R**

to and in favor of **FARMERS & MERCHANTS STATE BANK, WINTERSET , a State Chartered Bank**

described property situated in **Madison**

upon the following  
County, State of Iowa:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".**  
**APN #: 700150386030000; 700150384030000; 9300009000010000**



LOAN #: 68831

such Mortgage having been given to secure payment of **TWO HUNDRED SEVENTEEN THOUSAND AND NO/100**\*\*\*\*\* ( \$217,000.00 )

(Include the Original Principal Amount)

which Mortgage is of record in Book, Volume, or Liber No. 2021 at page 1787 (or as No. ) of the Records of

**Madison** County, State of Iowa, together with the note(s) and obligations therein described, 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 successor 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 **April 23, 2021**.

**FARMERS & MERCHANTS STATE BANK,  
WINTERSET, a State Chartered Bank**

Staci Shortt  
Attest

By Gina Hackett  
(Signature)

State of IOWA  
County of MADISON

This instrument was acknowledged before me on April 23, 2021, by Gina Hackett as Vice President of FARMERS & MERCHANTS STATE BANK, WINTERSET, a State Chartered Bank



Staci Shortt



**EXHIBIT "A"**

**A tract of land located in the Southeast Quarter (SE 1/4) of Section Three (3), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 677.25 feet North of the southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Three (3), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence East 180.0 feet, thence North 50° East, 331.0 feet, thence North 44°57' West, 974.4 feet along the center of the public highway, thence North 88°03' West, 333.7 feet, thence South 2°07' West, 603.0 feet, thence South 6°44' East, 534.0 feet, thence North 88°37' East, 360.1 feet, thence North 0°18' West 97.2 feet, thence North 89°27' East, 195.3 feet, thence North 0°51' West, 130.0 feet to the place of beginning, containing 17.66 acres, more or less, EXCEPT that part thereof conveyed for highway purposes, as shown in deed recorded in Deed Record 89, Page 385 on May 22, 1959, in the Office of the Recorder of Madison County, Iowa.**