

BK: 2022 PG: 1981  
Recorded: 7/1/2022 at 10:02:38.0 AM  
Pages 1  
County Recording Fee: \$7.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$10.00  
Revenue Tax:  
LISA SMITH RECORDER  
Madison County, Iowa

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

When Recorded Return To:  
Shellpoint Mortgage Servicing  
C/O Nationwide Title Clearing, LLC  
2100 Alt. 19 North  
Palm Harbor, FL 34683

**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 01/21/2021 made and executed by **BRITTANY GRANDFIELD AND NICHOLAS J SMITH (grantor)** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS (grantee)** and recorded in the records of the Office of the Recorder of **MADISON** County, State of **Iowa**, in **Book 2021 and Page 294**, recorded on 01/22/2021 is redeemed, paid off, satisfied and discharged in full.

**Dated this 30th day of June in the year 2022**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS**

*W Baughman*

\_\_\_\_\_  
WENDELL BAUGHMAN III  
VICE PRESIDENT

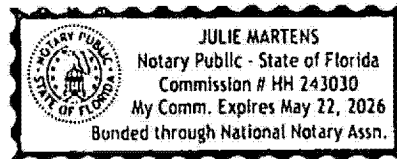
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 30th day of June in the year 2022, by Wendell Baughman III as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA 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.

*Julie Martens*

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JULIE MARTENS  
COMM EXPIRES: 5/22/2026



SPTRC 433082073 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
101551012010078636 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026  
DOCR T302206-12:20:02 [C-1] ERCNIA1



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