



BK: 2022 PG: 363
Recorded: 2/4/2022 at 9:19:42.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

RELEASE PREPARED BY
 CELINK/LAUREN ALLWARD
 3900 Capital City Blvd
 Lansing, MI 48906
 AFTER RECORDING RETURN TO:
 CELINK
 ATTN: LIEN RELEASE DEPT
 PO BOX 40724
 LANSING, MI 48901

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, 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.
 CelinkMI/ROL
 Loan #: 3104046-ER

1057774

MIN: 100940000096941308

MERS Telephone No. 1-888-679-6377

SATISFACTION OF MORTGAGE
Iowa

KNOW ALL MEN BY THESE PRESENTS, THAT: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns, ("Holder") is the MORTGAGEE of a certain Mortgage executed by CHERYL A. BYWATERS, SURVIVING JOINT TENANT OF R. ALLAN BYWATERS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS dated 8/23/2019, recorded on 9/3/2019, recorded in the Official Records of Real Property of MADISON County, State of Iowa, under Book 2019 Page 2761. The Mortgage secures that indebtedness in the principal sum of \$474,000.00 and certain promises and obligations set forth in said Mortgage upon the property situate in said State and County commonly known as 3117 Walnut LN, Truro, IA 50257 described as follows:

See Attached Exhibit
 Parcel: 770162446001000

Holder hereby certifies as to the cancellation of said Mortgage and hereby directs that same be canceled of record. In Witness Whereof, said Holder has caused these presents to be executed in its name by its proper officers thereunto duly authorized this _____ day of FEB 01 2022, _____.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns

BY *Amanda Beach*
NAME: AMANDA BEACH
TITLE: Assistant Secretary

STATE OF MICHIGAN

ACTING IN THE COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Amanda Beach 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.

FEB 01 2022

Given under my hand and seal this _____ day of _____

Lauren Allward
NOTARY PUBLIC in and for the State of MICHIGAN

For Notary Seal:
LAUREN ALLWARD
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires July 9, 2025
Acting in the County of Clinton

Mortgage dated 8/23/2019 in the amount of \$474,000.00
Property Address: 3117 Walnut LN, Truro,
IA 50257

ADDRESS:
c/o MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. Box 2026, Flint, MI 48501-2026

Exhibit A

THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5 P.M., MADISON COUNTY, IOWA.

Being the same property conveyed to R. Allan Bywaters and Cheryl A. Bywaters, as joint tenants with full rights of survivorship and not as tenants in common from Mark C. Grossman and Lynne M. Grossman, husband and wife by Warranty Deed dated January 2, 1999 and recorded January 4, 1999 among the Land Records of Madison County, State of Iowa in Book 141, Page 2 .

Tax Account #: 770162446001000