

BK: 2023 PG: 1004  
Recorded: 5/11/2023 at 7:57:58.0 AM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax:  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

RELEASE PREPARED BY AND  
AFTER RECORDING RETURN TO:

**DS DocSolutionUSA**

DocSolutionUSA, LLC dba DocSolution, Inc.  
2316 Southmore  
Pasadena, TX 77502  
713-941-4928

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.

RMS/ROL  
9931152899-ER



**SATISFACTION OF MORTGAGE**  
**IOWA**

KNOW ALL MEN BY THESE PRESENTS, THAT: Mortgage Assets Management, LLC by and through its Attorney in Fact, PHH Mortgage Corporation d/b/a PHH Mortgage Services, ("Holder") is the owner and holder of a certain Mortgage executed by MARJORIE PETERSEN TRUST UNDER TRUST AGREEMENT DATED OCTOBER 28, 2004 to METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. dated 2/10/2012, recorded on 2/16/2012 in the Official Records of Real Property of MADISON County, State of Iowa, under Book 2012 Page 481 as Document No. 2012 481. The Mortgage secures that indebtedness in the principal sum of \$232,500.00 and certain promises and obligations set forth in said Mortgage upon the property situate in said State and County commonly known as 926 N 3Rd Avenue, Winterset, IA 50273 described as follows:

SEE ATTACHED EXHIBIT "A"  
Parcel: 820004900062000

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 20<sup>th</sup> day of April, 2023.

PHH Mortgage Corporation d/b/a PHH Mortgage Services, as attorney in fact for Mortgage Assets Management, LLC

BY Carol Criswell  
NAME: CAROL CRISWELL  
TITLE: ASSISTANT SECRETARY

Power of Attorney recorded Concurrently herewith

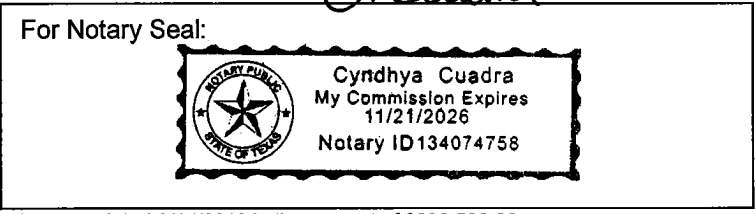
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared CAROL CRISWELL, ASSISTANT SECRETARY, known to me (or proved to me on the oath of \_\_\_\_\_), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said PHH Mortgage Corporation d/b/a PHH Mortgage Services, as attorney in fact for Mortgage Assets Management, LLC, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 20 day of April, A.D. 2023.

Cyndhya Cuadra  
NOTARY PUBLIC, STATE OF TEXAS  
NOTARY PRINTED NAME: C. Cuadra



Mortgage dated 2/15/2012 in the amount of \$232,500.00  
Property Address: 926 N 3Rd Avenue, Winterset, IA 50273

HOLDER'S ADDRESS:  
c/o PHH Mortgage Corporation, d/b/a PHH Mortgage Services, 1661 Worthington Rd, Ste. 100, West Palm Beach, FL 33409

## **EXHIBIT "A"**

**THE FOLLOWING DESCRIBED REAL ESTATE IN MADISON COUNTY, IOWA: LOT "D" A PORTION OF LOT SIX (6) OF CIRCLE HEIGHTS PLAT NO. THREE (3), PHASE TWO (2) AND A PORTION OF LOT SEVEN (7) OF CIRCLE HEIGHTS PLAT NO. THREE (3), PHASE THREE (3), CITY OF WINTERSSET, MADISON COUNTY, IOWA, AS SHOWN IN THE CIRCLE HEIGHTS TOWNHOUSE ASSOCIATION DECLARATION DATED JULY 12, 2005 IN BOOK 2005, PAGE 3277 OF THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, AND AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES AS PROVIDED IN SAID DECLARATION.**

**BEING THE SAME PROPERTY CONVEYED TO MARJORIE PETERSON TRUST UNDER TRUST AGREEMENT DATED OCTOBER 28, 2004 BY DEED FROM STEVEN C. SAWYERS AND AMY SAWYERS, HUSBAND AND WIFE RECORDED 10/20/2005 IN DEED BOOK 2005 PAGE 5072, IN THE RECORDER'S OFFICE OF MADISON COUNTY, IOWA.**

**TAX ID# 820004900062000**