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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

PREPARED BY: AMY COLVIN, FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402

IOWA

COUNTY OF MADISON

LOAN NO.: 0031919491

[DUFF]



ASSIGNMENT OF REAL ESTATE MORTGAGE


KNOW ALL MEN BY THESE PRESENTS: That for good and valuable consideration, the receipt of which is hereby acknowledged, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR THE MONEY SOURCE INC., ITS SUCCESSORS AND ASSIGNS located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does by these presents grant, bargain, assign, transfer, and set over unto ALLIED FIRST BANK, SB DBA SERVBANK located at 3138 E. ELWOOD ST., PHOENIX, AZ 85034, Assignee, its successors and assigns, all Assignor's right, title, and interest in and to that certain Mortgage dated MAY 15, 2019, executed by DERICK W DUFF AND STEPHANIE S DUFF HUSBAND AND WIFE, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIDELITY BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded in the Office of the County Recorder for MADISON County, State of IOWA, in Book 2019 at Page 1478 as Document No. 2019 1478; MODIFICATION RECORDED ON 12/12/2022 IN BOOK 2022, PAGE 3607.

AS DESCRIBED IN SAID DEED OF TRUST

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever, subject only to the provisions in the said indenture of mortgage contained. TOGETHER WITH all rights accrued or to accrue under said Mortgage.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on SEPTEMBER 07, 2023.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR THE MONEY SOURCE INC., ITS SUCCESSORS AND ASSIGNS


AMY COLVIN, VICE PRESIDENT

AS8022423IM - AM - IA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On SEPTEMBER 07, 2023, before me, KATIE OLSON, personally appeared AMY COLVIN known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR THE MONEY SOURCE INC., ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Katie Olson

KATIE OLSON (COMMISSION EXP. 02/26/2027)
NOTARY PUBLIC

