

BK: 2023 PG: 2653
Recorded: 10/27/2023 at 1:00:45.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return to and Prepared by and return to: Courtney Matlock
West Gate Bank Mortgage Servicing
6003 Old Cheney Rd Suite 300
Lincoln, NE 68516 – (877) 929-4545

PARTIAL RELEASE OF MORTGAGE

MIN: 1006514-0000063823-1

MERS Phone: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS:

The undersigned Mortgage Electronic Registration Systems, Inc, whose address is P.O. Box 2026, Flint, MI 48501-2026, (“MERS”), Veridian Credit Union is a separate corporation that is acting solely as a nominee for **West Gate Bank** (“Lender”) and Lender’s successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

MERS, as Mortgagee, acting as nominee for Lender, its successors and assigns, hereby acknowledges that the below referenced mortgage is **partially released, cancelled, discharged, and satisfied.**

Mortgagor: **Renee D Heckman as a single woman**
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for **Veridian Credit Union**, its successor and assigns
Date of Mortgage: **January 12, 2021**
Note Amount: **\$235,500.00**
Date Recorded: **January 21, 2021**
Book and Page: **Book 2021, Page 266**

NOW THEREFORE, in consideration all or part of payment of the indebtedness Mortgagee does partially grant, remise, release, and reconvey to the person or persons entitled thereto all the interest and estate derived to said Mortgagor by or through said Mortgage, but only to such property legally described as follows:

Refer to Exhibit A

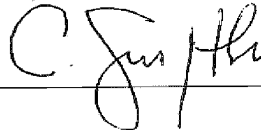
Specifically reserving and retaining the Mortgage lien and all Mortgage rights against all of the remaining property embraced in the Mortgage described and recorded in the records of the office of the Recorder of **Madison County, Iowa.**

THIS PARTIAL RELEASE OF MORTGAGE SHALL NOT AFFECT THE LIEN OF SAID MORTGAGE AS IT APPLIES TO THE REMAINING PROPERTY DESCRIBED IN SAID MORTGAGE. THIS PARTIAL RELEASE OF MORTGAGE IS MADE WITHOUT IMPAIRING THE LIEN OF THE MORTGAGE ON THE REMAINING PART OF THE PROPERTY DESCRIBED IN THE ABOVE REFERENCED MORTGAGE.

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., by the officer duly authorized, has executed the foregoing instrument on this date of **October 27, 2023.**

Mortgage Electronic Registration Systems, Inc., Veridian Credit Union as Mortgagee, as nominee for West Gate Bank


BY: Craig Smith, Vice President



State of Nebraska

County of **Lancaster**

The foregoing Instrument was acknowledged before me on this date of **October 27, 2023**, by **Craig Smith**, Vice President of Mortgage Electronic Registration Systems, Inc., a Delaware corporation, on behalf of the corporation.



Courtney Matlock; Notary Public
My Commission Expires: May 19, 2025

Exhibit A

PARCEL "F" LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 15.09 ACRES AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2023, PAGE 2469 ON OCTOBER 6, 2023, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA AND PARCEL "G" LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE NORTH EAST QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 15.08 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2023, PAGE 2469 ON OCTOBER 6, 2023, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.