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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

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

IOWA
COUNTY OF MADISON



[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 FIDELITY BANK, 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 THE MONEY SOURCE, INC. 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 DERRICK 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 MARCH 02, 2023.

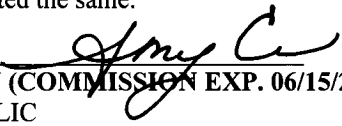
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIDELITY BANK, ITS SUCCESSORS AND ASSIGNS


ADDISON RICE, VICE PRESIDENT



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On MARCH 02, 2023, before me, AMY COLVIN, personally appeared ADDISON RICE known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FIDELITY BANK, 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.



AMY COLVIN (COMMISSION EXP. 06/15/2024)
NOTARY PUBLIC

