

BK: 2024 PG: 1096
Recorded: 5/21/2024 at 9:16:22.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by/Record and Return to:

Levi Reyes
LIEN RELEASE
JPMORGAN CHASE BANK, N.A
700 KANSAS LANE, MAIL CODE LA4-3120,
MONROE, LA 71203
1-800-848-9136

Loan Number: 1978833182
Dated 05/20/2024
MIN: 100013700078166202
MERS Phone #: (888) 679-6377

Satisfaction of Mortgage

Pursuant to Iowa Code Ann. Section 655.1

KNOW ALL MEN BY THESE PRESENTS: That **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR MIDWEST FAMILY LENDING CORP., ITS SUCCESSORS AND ASSIGNS**, owner of record of a certain mortgage from **BRIAN L WETZEL AND TIFFANIE P WETZEL** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MIDWEST FAMILY LENDING CORP., ITS SUCCESSORS AND ASSIGNS**, securing a certain note in the principal sum of \$103,000.00, dated **08/01/2005**, and recorded on **08/03/2005** in the office of the Recorder of Madison County, State of Iowa in Book: **2005** at Page: **3652** and/or as Document No.: **2005 3652**, does hereby acknowledge full payment and satisfaction of the same and of the debt thereby secured and, in consideration thereof, it does hereby cancel and discharge said mortgage upon property described below.

Property Address: **2337 MAPLE LANE, WINTERSSET IA 50273**

Legal Description: **See exhibit A attached**

Witness the due execution hereof by the owner of said mortgage.

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE
FOR MIDWEST FAMILY LENDING CORP., ITS
SUCCESSORS AND ASSIGNS



By Ingrid Whitty,
Vice President

STATE OF Louisiana } s.s.
PARISH OF OUACHITA }

On **05/20/2024**, before me appeared **Ingrid Whitty**, to me personally known, who did say that s/he/they is (are) the **Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR MIDWEST FAMILY LENDING CORP., ITS SUCCESSORS AND ASSIGNS** and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).



Eva Reese - **17070**, Notary Public
My Commission Expires: **Lifetime Commission**

EVA REESE
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID # 17070

EXHIBIT A

Lot Five (5) in the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the following portions thereof: (1) That part lying North of the Public Highway across the North end of said Lot Five 5; (2) That part lying and being West of the center of the main channel of the Middle River as the same flows through said Lot Five (5); (3) That part of Lot Five (5) lying West of the center of U.S. Highway No. 169 as now located and East of the main channel of Middle River; (4) A tract of land commencing at a point on the South line of said Lot Five (5), 45 rods West of the Southeast corner of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), and running thence West along said South line to the Southwest corner of said Lot Five (5), thence North, 44 degrees East 38 rods and 19 links, thence North, 25 degrees East, 3 chains thence in a Southerly direction to the place of beginning; (5) A tract of land for highway described as follows: Commencing at the North Quarter corner of said Section Seven (7) and running thence West 586 feet, thence South, 16 degrees 44' East, 464.5 feet, thence South 4 degrees 54' East, 1096.3 feet to the point of beginning, thence South 65 degrees 24' East, 46.0 feet, thence South 4 degrees 54' East, 538.7 feet, thence West 80.4 feet, thence North, 4 degrees 54' West 583.3 feet, thence South, 65 degrees 24' East, 46.0 feet to the place of beginning; (6) That part of Lot Five (5) described as commencing at the North Quarter corner of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., thence West 586.0 feet to the centerline of U.S. Highway 169, thence South 16 degrees 44' East 464.5 feet, thence South 4 degrees 54' East along the centerline of U.S. Highway 169, 1683.9 feet to the Point of Beginning; thence North 87 degrees 06' East 293.5 feet to the centerline of a county road which is the East line of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7) thence North 0 degrees 46' East 183.0 feet along the said East line of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), thence North 0 degrees 46' East 183.0 feet along the said East line of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7), thence South 87 degrees 06' West 311.6 feet to the centerline of said U.S. Highway 169, thence South 4 degrees 54' East along the centerline of said U.S. Highway 169 182.7 feet to the Point of Beginning containing 1.2683 acres including 0.1260 acres of county road right-of-way and 0.2097 acres of U.S. Highway 169 right-of-way.