

BK: 2024 PG: 1599
Recorded: 7/9/2024 at 9:14:39.0 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: 4031191720
Dated 07/08/2024
MIN: **100039034779803198**
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 QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS**, owner of record of a certain mortgage from **KELLY C BAIN** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS**, securing a certain note in the principal sum of \$130,500.00, dated **07/22/2021**, and recorded on **07/29/2021** in the office of the Recorder of Madison County, State of Iowa in Book: **2021** at Page: **3167** and/or as Document No.: **NA**, 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: **2413 WALNUT TRL, SAINT CHARLES IA 50240**

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 QUICKEN LOANS, LLC, ITS SUCCESSORS
AND ASSIGNS



By Rhonda B Bias,
Vice President

STATE OF Louisiana } s.s.
PARISH OF Ouachita }

On **07/08/2024**, before me appeared **Rhonda B Bias**, 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 QUICKEN LOANS, LLC, 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).



Ira D Brown - **16206**, Notary Public
My Commission Expires: **Lifetime Commission**

IRA D. BROWN
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID# 16206

EXHIBIT A

Land situated in the City of Saint Charles in the County of Madison in the State of IA

A PART OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION THIRTEEN (13) IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P. M., MADISON COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 240.0 FEET WEST OF THE NORTH $\frac{1}{4}$ CORNER OF SAID SECTION 13, THENCE SOUTHWESTERLY ALONG A 09° 33' CURVE AND DISTANCE OF 497.03 FEET; THENCE S 29° 09' W 61.85 FEET; THENCE S 83° 48' W 633.0 FEET; THENCE N 00° 21' 40" W 300.00 FEET; THENCE N 83° 48' E 812.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ROAD EASEMENT AND CONTAINING 5.30 ACRES, MORE OR LESS.

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