

BK: 2024 PG: 1941  
Recorded: 8/12/2024 at 1:17:05.0 PM  
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: TRACY ALBERTSON, 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.: 0053909859



## RELEASE OF MORTGAGE

THE undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR NATIONWIDE BANK, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, the current Mortgagee of that certain Mortgage described below, does hereby release and reconvey, without recourse, representation or warranty, expressed or implied to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage dated **OCTOBER 19, 2011** and executed by **SANDRA S VON RUDEN, WIFE AND MICHAEL J VON RUDEN, HUSBAND**, Mortgagor (Borrower), to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR NATIONWIDE BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on **OCTOBER 20, 2011** in Book 2011 at Page 2803 as Instrument No. 2011 2803 in the Office of the County Recorder for the County of **MADISON**, State of **IOWA**.

**AS DESCRIBED IN SAID MORTGAGE**

PROPERTY ADDRESS: **1354 OLD PORTLAND RD, VAN METER, IOWA 50261**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **AUGUST 12, 2024**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE**

**TRACY ALBERTSON, VICE PRESIDENT**

POD: 20240802

FM8020113IM - LR - IA



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MIN: 100700500036106052

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On AUGUST 12, 2024, before me, TODD SLEIGHT, personally appeared TRACY ALBERTSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE 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.



TODD SLEIGHT (COMM. EXP. 03/24/2029)  
NOTARY PUBLIC



This document contains electronic signatures.