

BK: 2024 PG: 195
Recorded: 1/29/2024 at 12:53:03.0 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

PREPARED BY: ASHLEY RYDALCH, 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.: 1180015842



RELEASE OF MORTGAGE

THE undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, 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 **AUGUST 22, 2012** and executed by **RICHARD CORLISS LYONS AND BEVERLY A LYNOS, HUSBAND AND WIFE**, Mortgagor (Borrower), to **FARMERS & MERCHANTS STATE BANK**, Original Mortgagee, and recorded on **AUGUST 27, 2012** in Book **2012** at Page **2504** as Instrument No. **2012 2504** in the Office of the County Recorder for the County of **MADISON**, State of **IOWA**.

AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: **3002 HICKORY RIDGE RD, SAINT CHARLES, IOWA 50240**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JANUARY 29, 2024**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE

ASHLEY RYDALCH, VICE PRESIDENT

POD: 20240123

AB8030122IM - LR - IA



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MIN: 10033300000411617

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 29, 2024, before me, TIPHANY JO WILLIAMS, personally appeared ASHLEY RYDALCH known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), 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.



TIPHANY JO WILLIAMS (COMM. EXP. 05/03/2029)
NOTARY PUBLIC



This document contains electronic signatures.