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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

LMV006322V/ 513 2006322 GR/ADG MIN: 100019951320063226 MERS Phone: 1-888-679-6377
ITZIN TIMM, ALYSSA N

PREPARED BY:
GRACE RICHARDSON
GUILD MORTGAGE COMPANY
5887 COPLEY DRIVE
SAN DIEGO, CA 92111
PHONE # 858-492-5878

RETURN BY MAIL TO:
GUILD MORTGAGE CO
ATTN: PAYOFF DEPARTMENT
PO BOX 85304
SAN DIEGO CA 92186-9883

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guild Mortgage Company LLC, a California Limited Liability Company, its successors and assigns, as Mortgagee of certain Mortgage, whose parties, dates and recording information are below does hereby acknowledge that the beneficial owner has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said Mortgage.

Original Grantor: **ALYSSA NICOLE ITZIN TIMM AND MICHAEL DEAN TIMM, A MARRIED COUPLE**
Original Grantee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Dated: **4/5/2023** Recorded: **4/11/2023** as Document No. --- in Book: **2023** Page: **723** in the records of the County Recorder of **MADISON**, State of Iowa.

Property Address: **1717 MERRIAM CT WINTERSET, IA 50273**

Legal: **LOT SIX (6) OF HILLCREST SUBDIVISION, LOCATED IN THE EAST HALF (1/2) OF THE NORTH, MADISON COUNTY, IOWA. PARCEL NO.: 400071020060000**

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed as a free act and deed the foregoing instrument.

Dated: **OCT 15 2024**

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guild Mortgage Company LLC, a California Limited Liability Company, its successors and assigns


Adrian De Guia, Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On **OCT 15 2024** before me, Luisa N. Garza, Notary Public, personally appeared Adrian De Guia, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
Luisa N. Garza

