

BK: 2024 PG: 2541
Recorded: 10/17/2024 at 11:15:12.0 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: TIPHANY JO WILLIAMS, 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



RELEASE OF MORTGAGE

THE undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., 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 **MARCH 17, 2009** and executed by **JAMES BEACH AND JODIE BEACH, HUSBAND AND WIFE**, Mortgagor (Borrower), to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on **MARCH 24, 2009** in Book **2009** at Page **854** as Instrument No. **2009 854** in the Office of the County Recorder for the County of **MADISON**, State of **IOWA**.

AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: **2393 132ND CT, VAN METER, IOWA 50261**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **OCTOBER 17, 2024**.

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

A handwritten signature in cursive script that reads "Tiphany Jo Williams".

TIPHANY JO WILLIAMS, VICE PRESIDENT

POD: 20241010
BA8050117IM - LR - IA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **OCTOBER 17, 2024**, before me, **AMY COLVIN**, personally appeared **TIPHANY JO WILLIAMS** 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.



AMY COLVIN (COMM. EXP. 06/15/2030)
NOTARY PUBLIC



This document contains electronic signatures.