

BK: 2024 PG: 2978
Recorded: 12/10/2024 at 8:18:22.0 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: TAWNYA RAINEY, 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.: 0053895603



RELEASE OF MORTGAGE

THE undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONWIDE ADVANTAGE MORTGAGE COMPANY, 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 SEPTEMBER 23, 2011 and executed by TODD L SUTPHIN TRUSTEE OF THE TODD L SUTPHIN TRUST UNDER A DECLARATION OF TRUST AS TO AN UNDIVIDED ONE-HALF INTERST, AND BROOKE S SUTPHIN, TRUSTEE OF THE BROOKE S SUTPHIN TRUST AS TO AN UNDIVIDED ONE-HALF INTEREST UNDER INSTRUMENT DATED 6/3/2011 FOR THE BENEFIT OF TODD L SUTPHIN, BROOKE S SUTPHIN, Mortgagor (Borrower), to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONWIDE ADVANTAGE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on SEPTEMBER 29, 2011 in Book 2011 at Page 2577 in the Office of the County Recorder for the County of MADISON, State of IOWA.

AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: 2619 160TH ST, VAN METER, IOWA 50261

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 09, 2024.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

TAWNYA RAINEY, VICE PRESIDENT

POD: 20241129

FM8020113IM - LR - IA



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MIN: 100010200036365668

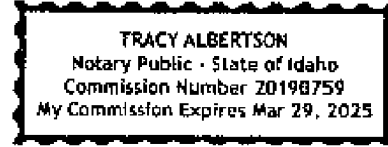
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 09, 2024, before me, TRACY ALBERTSON, personally appeared TAWNIA RAINEY 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.



TRACY ALBERTSON (COMM. EXP. 03/29/2025)
NOTARY PUBLIC



This document contains electronic signatures.