

BK: 2024 PG: 344  
Recorded: 2/14/2024 at 12:10:07.0 PM  
Pages 1  
County Recording Fee: \$7.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$10.00  
Revenue Tax:  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

PREPARED BY & RETURN TO: **Adrienne Erickson, 515-334-8557**  
COMMUNITY CHOICE CREDIT UNION  
1351 NW 114TH ST, CLIVE, IA 50325

**ASSIGNMENT OF MORTGAGE**

MIN: 101097300100796972

MERS Phone: 888-679-6377

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR COMMUNITY CHOICE CREDIT UNION, ITS SUCCESSORS AND ASSIGNS, HEREBY ASSIGNS AND TRANSFERS TO COMMUNITY CHOICE CREDIT UNION, WHOSE ADDRESS IS 1351 NW 114TH ST, CLIVE, IA 50325, ALL ITS RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN MORTGAGE, DATED December 4, 2020, EXECUTED BY Adam Joseph Wernli and Ashlie Anne Wernli husband and wife TO COMMUNITY CHOICE CREDIT UNION.

Note Amount: \$270,000.00

Recorded: on December 10, 2020 in book 2020, page 4756 in the Official Records in the County Recorder's office of Madison County, Iowa, describing land therein as:

**Legal description:**

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of the following described parcels that lie therein: 1. Parcel "G as shown in Plat of Survey filed in Book 2007, Page 4508 on December 21, 2007, in the Office of the Recorder of Madison County, Iowa, 2. Parcel "H as shown in Plat of Survey filed in Book 2008, Page 91 on January 9, 2008, in the Office of the Recorder of Madison County, Iowa, 3. Clabaugh's Subdivision as shown in Plat of Survey filed in Book 2003, Page 5223A A.P.N.: 770161240024000.

**Commonly known as:**

3345 Peru Road Truro Iowa 50257

In witness whereof, the said Mortgage Electronic Registration Systems, Inc., by the officer duly authorized, has executed the foregoing instrument on the 13 day of February, 2024.

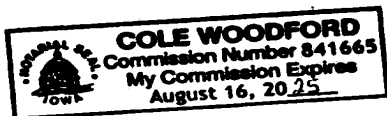
Mortgage Electronic Registration Systems, Inc.

Adrienne Erickson

Name, Title: Adrienne Erickson, Assistant Vice President

State of IOWA)  
) ss.  
County of Polk)

The foregoing instrument was acknowledged before me this 13 day of February, 2024 by Adrienne Erickson, who is the Assistant Vice President of Mortgage Electronic Systems, Inc., a Delaware corporation, on behalf of the corporation.



Cole Woodford  
Signature of Notarial Officer  
Name: Cole Woodford  
My commission expires: August 16, 2025