

BK: 2025 PG: 1411
Recorded: 6/5/2025 at 3:11:54.0 PM
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: Erica Cooper, TRUIST BANK P.O. Box 27406, RICHMOND LIEN RELEASE RICHMOND, VA,
23224 800-634-7928

Return By Mail To:
LIEN RELEASE DEPT
TRUIST BANK
P. O. BOX 27406
RICHMOND, VA 23286-9437

RELEASE OF MORTGAGE

TRUIST RICHMOND LIEN RELEASE#: 6890496049 "CORTNER" H27 393193918 Madison, Iowa

MIN #:101005500483446183 MERS Corporate Phone Number: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as mortgagee, AS NOMINEE FOR AMERICAN TRUST & SAVINGS BANK, its successors and assigns whose address is P.O. BOX 2026, FLINT, MI 48501-2026 present Mortgagee of a certain Mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said Mortgage.

Original Mortgagor: MALCOLM F CORTNER AND SHEENA K CORTNER husband and wife
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN TRUST & SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS
Dated: 12-27-2016 Recorded: 01-09-2017 as Instrument No. 2017 94, Book/Reel/Liber 2017, Page/Folio 94 in the records of the County Recorder of Madison State of Iowa

Property Address: 1434 ROSEMAN BRIDGE RD, WINTERSET, IA 50273

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as mortgagee, AS NOMINEE FOR AMERICAN TRUST & SAVINGS BANK, its successors and assigns
On June 4th, 2025

By: 
KIMBERLY DAVIS-WILEY, Vice President



COMMONWEALTH OF Virginia
COUNTY OF Richmond City

The foregoing instrument was acknowledged before me by means of online notarization on June 4th, 2025, by KIMBERLY DAVIS-WILEY, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as mortgagee, AS NOMINEE FOR AMERICAN TRUST & SAVINGS BANK, its successors and assigns as Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as mortgagee, AS NOMINEE FOR AMERICAN TRUST & SAVINGS BANK, its successors and assigns, who , as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me .

This notarial act was performed:
X in person _ remote notarization

WITNESS my hand and official seal,



SHERRI R. FARMER
Notary Expires: 7/31/2028 #143255

<p>SHERRI R FARMER NOTARY PUBLIC COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES JULY 31, 2028 COMMISSION # 143255</p>
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