



Document 2025 1491

Book 2025 Page 1491 Type 05 003 Pages 2
Date 6/12/2025 Time 2:56:45PM
Rec Amt \$12.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

COR032391F/ 749 1032391 GR/ADG
SCHAFFER, BROOKE

MIN: 101039615110900061

MERS Phone: 1-888-679-6377

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 Fidelity Bank, an Iowa Banking Corporation, 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: **BROOKE SCHAFFER, A SINGLE WOMAN AND KALUB BENGE, A SINGLE MAN**

Original Grantee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FIDELITY BANK, AN IOWA BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS

Dated: **12/14/2015** Recorded: **12/16/2015** as Document No. **2015 3703** in Book **2015 Page 3703** in the records of the County Recorder of **MADISON**, State of Iowa.

Property Address: **365 N WEST STREET TRURO, IA 50257**

Legal Description: **SEE ATTACHED EXHIBIT "A"**

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

Dated: **JUN 10 2025**

Mortgage Electronic Registration Systems, Inc., as mortgagee,
as nominee for Fidelity Bank, an Iowa Banking Corporation,
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 **JUN 10 2025** before me, G. Richardson, 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)
G. Richardson

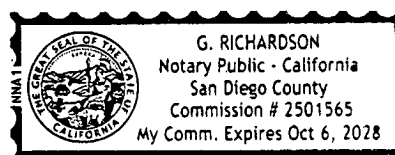


EXHIBIT "A"

Parcel "F", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 8,794 square feet, as shown in Plat of Survey filed in Book 2001, Page 1987 on May 16, 2001, in the Office of the Recorder of Madison County, Iowa.