

BK: 2025 PG: 240
Recorded: 1/28/2025 at 8:04:16.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

RELEASE PREPARED BY
CELINK/LAUREN ALLWARD
3900 Capital City Blvd
Lansing, MI 48906
866-654-0020

AFTER RECORDING RETURN TO:
DOC SOLUTIONS ATTN: REGINA MONTS / LORI LOWE 2316 SOUTHMORE AVE PASADENA, TX
77502

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

Loan #: 1244577-ER



* 1 5 8 7 6 1 0 *

MIN: 100940000050421685

MERS Telephone No. 1-888-679-6377

SATISFACTION OF MORTGAGE

Iowa


KNOW ALL MEN BY THESE PRESENTS, THAT: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns, ("Holder") is the MORTGAGEE of a certain Mortgage executed by BARBARA HARRISON, A SINGLE PERSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS dated 2/17/2016, recorded on 2/26/2016, recorded in the Official Records of Real Property of MADISON County, State of Iowa, under Book 2016 Page 477; RE-RECORDED ON 3/26/2021 IN BOOK 2021 AT PAGE 1242. The Mortgage secures that indebtedness in the principal sum of \$75,000.00 and certain promises and obligations set forth in said Mortgage upon the property situate in said State and County commonly known as 513 W Hutchings STREET, WINTERSET, IA 50273 described as follows:

SEE ATTACHED EXHIBIT A

Parcel: 820 820000900082000 00

Holder hereby certifies as to the cancellation of said Mortgage and hereby directs that same be canceled of record. In Witness Whereof, said Holder has caused these presents to be executed in its name by its proper officers thereunto duly authorized this _____ day of JAN 21 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns

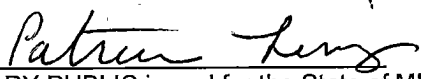
BY: 
NAME: Brianna Jones
TITLE: Assistant Secretary

STATE OF MICHIGAN

ACTING IN THE COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Brianna Jones the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this _____ day of JAN 21, 2025.


NOTARY PUBLIC in and for the State of MICHIGAN

For Notary Seal:

PATRICIA LING
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires January 31, 2031
Acting in the County of Clinton

Mortgage Funding date 2/17/2016 in the amount of \$75,000.00
Property Address: 513 W Hutchings STREET, WINTERSET,
IA 50273

ADDRESS:

c/o MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. Box 2026, Flint, MI 48501-2026

EXHIBIT A

Exhibit A to the Mortgage made on **February 17, 2016**, by **BARBARA HARRISON, A SINGLE PERSON** ("Borrower") to **Mortgage Electronic Registration Systems, Inc. ("MERS")** ("Mortgagee"). The Property is located in the county of **MADISON**, state of **Iowa**, described as follows:

Description of Property

"LEGAL DESCRIPTION ATTACHED"
APN 820 820000900082000 00

File No: 08-01196785

THE FOLLOWING DESCRIBED REAL ESTATE IN MADISON COUNTY, IOWA:

LOT TEN (10) AND THE WEST HALF (1/2) OF THE WEST 11 FEET OF THE EAST HALF (1/2) OF LOT NINE (9) AND THE EAST 18 FEET OF LOT ELEVEN (11) OF LEINARD'S ADDITION TO THE ORIGINAL TOWN OF WINTERSET, MADISON COUNTY, IOWA. EXEMPTION#11.

PARCEL: 820 820000900082000 00

BEING THE SAME PROPERTY CONVEYED TO BARBARA HARRISON, A SINGLE PERSON BY DEED FROM BARBARA HARRISON FKA BARBARA A. WELSHER, A SINGLE PERSON RECORDED 07/26/2010 IN DEED IN DOCUMENT NO. 20101702, IN THE RECORDER'S OFFICE OF MADISON COUNTY, IOWA.