

BK: 2025 PG: 2432
Recorded: 9/12/2025 at 8:50:12.0 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: TODD SLEIGHT, 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.: 2010059352



RELEASE OF MORTGAGE

THE undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION , 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 **NOVEMBER 27, 2024** and executed by **CHARLEY GARCIA AND OVAN GARCIA, HUSBAND AND WIFE**, Mortgagor (Borrower), to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION , ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on **DECEMBER 05, 2024** in Book **2024** at Page **2936** in the Office of the County Recorder for the County of **MADISON**, State of **IOWA**.

AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: **3392 265TH ST, SAINT CHARLES, IOWA 50240**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **SEPTEMBER 11, 2025**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION , ITS SUCCESSORS AND ASSIGNS

TODD SLEIGHT, VICE PRESIDENT

POD: 20250828

SM8030119IM - LR - IA

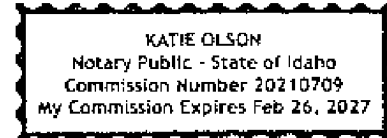


STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On SEPTEMBER 11, 2025, before me, KATIE OLSON, personally appeared TODD SLEIGHT known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION , ITS SUCCESSORS AND ASSIGNS 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.

Katie Olson

KATIE OLSON (COMM. EXP. 02/26/2027)
NOTARY PUBLIC



This document contains electronic signatures.