



Document 2025 3366

Book 2025 Page 3366 Type 05 009 Pages 2
Date 12/10/2025 Time 11:33:34AM
Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: Tammie Blackburn, Freedom Mortgage Corporation 20 Lake Center Drive Marlton, NJ, 08053
(855) 690-5900

Requested by / Return to:
Freedom Mortgage Corporation
Attn: Final Docs
P O Box 8001
Fishers IN 46038-8001

PARTIAL SATISFACTION OF MORTGAGE



Freedom Mortgage Corporation#: 0167724731 "Folkers" Madison, Iowa

MIN #:100092214013038413 MERS Corporate Phone Number: 1-888-679-6377

WHEREAS Caleb J Folkers and Hannah M Folkers ("Mortgagor") by Mortgage dated 10-20-2021 and recorded at the office of Recorder of Deeds, Madison, Iowa on 10-25-2021 as Instrument Number: 20214438, Book: 2021, Page: 4438 ("the Mortgage") mortgaged to Mortgage Electronic Registration Systems, Inc. as nominee for CARDINAL FINANCIAL COMPANY, L.P. Its Successors and Assigns ("Mortgagee") certain lands and premises further described in the Mortgage ("Mortgaged Premises") to secure payment of \$213,750.00 with interest and costs, etc., as therein set forth;

AND WHEREAS, Mortgagee wishes to discharge a portion of the Mortgaged Premises of and from the lien of the Mortgage;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Mortgagee, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby releases from the lien of the Mortgage that portion of the Mortgaged Premises which is described and identified herein and by this reference made a part hereof;

Original Mortgagor: Caleb J Folkers and Hannah M Folkers
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for CARDINAL FINANCIAL COMPANY, L.P. Its Successors and Assigns
Dated: 10-20-2021 Recorded: 10-25-2021 as Instrument Number: 20214438, Book: 2021, Page: 4438 in the records of the County Recorder of Madison State of Iowa

Legal: Parcel "BB" in the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in Corrected Plat of Survey filed February 5, 2024, in Book 2024, Page 261 of the Recorder's Office of Madison County, Iowa.

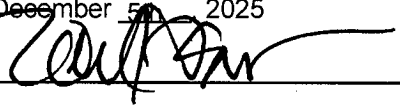
Property Address: 914 W Main Street, St Charles, IA 50240

This PARTIAL SATISFACTION OF MORTGAGE shall not impair the lien of the Mortgage as to the lands described not hereby released.

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed, delivered and sealed by its duly authorized representative as of this date December 5th, 2025.

Mortgage Electronic Registration Systems, Inc. as nominee for CARDINAL FINANCIAL COMPANY, L.P. Its Successors and Assigns

On December 5th, 2025

By: 

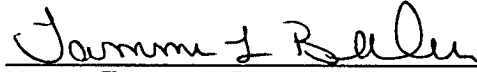
Name: Zoey A Savori Assistant Secretary



STATE OF INDIANA
COUNTY OF HAMILTON

On December 5th, 2025, before me, Tammie L Blackburn, a Notary Public in and for said State and County, personally appeared Zoey A Savori, Assistant Secretary of Mortgage Electronic Registration Systems, Inc. as nominee for CARDINAL FINANCIAL COMPANY, L.P. Its Successors and Assigns, personally known to me (or 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,



Name: Tammie L Blackburn

Notary Expires: 07/23/2033

