BK: 2026 PG: 3186
Recorded: 10/27/2026 at 8:34:35.0 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

RELEASE PREPARED BY AND
AFTER RECORDING RETURN TO:

DocSolutionUSA

DocSolutionUSA, LLC dba DocSolution, Inc.
Warren E. Johnsey, Attorney at Law
2316 Southmore
Pasadena, TX 77502
713-941-4928

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.

Aven/ROL
Loan #: 3598347-ER

2214362

SATISFACTION OF MORTGAGE
IOWA

KNOW ALL MEN BY THESE PRESENTS, THAT: COASTAL COMMUNITY BANK by and through its attorney in fact DocSolutionUSA, LLC dba DocSolution, Inc, ("Holder") is the owner and holder of a certain Mortgage executed by Adam Janssen to COASTAL COMMUNITY BANK dated 1/21/2026, recorded on 1/26/2026 in the Official Records of Real Property of MADISON County, State of Iowa, under Book 2026 Page 249. The Mortgage secures that indebtedness in the principal sum of $50,000.00 and certain promises and obligations set forth in said Mortgage upon the property situate in said State and County commonly known as 1325 UNION CT, VAN METER, IA 50261 described as follows:

The following described real estate in Madison County, Iowa:
Lot Seventeen (17) of WOODLAND VALLEY ESTATES PLAT No. 2 SUBDIVISION, located in the South Half of the Northwest Quarter (S1/2 NW1/4) Section 21, Township 77 North, Range 26, West of the 5th P.M., Madison County, Iowa; together with an undivided 1/29h interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 of the Madison County Recorder's
Office.
Parcel: 031-01-21-40170000

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 26 day of October, 2026.

COASTAL COMMUNITY BANK by and through its attorney in fact DocSolutionUSA, LLC dba DocSolution, Inc

POA RECORDED:
CONCURRENTLY HEREWITH

BY: Ashley Hernandez
NAME: Ashley Hernandez
TITLE: Assistant Secretary

STATE OF TEXAS

COUNTY OF Harris

Before me, the undersigned, a Notary Public on this day personally appeared Ashley Hernandez, Assistant Secretary, known to me (or proved to me on the oath of _____), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DocSolutionUSA, LLC dba DocSolution, Inc as attorney in fact for COASTAL COMMUNITY BANK, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 26 day of October, A.D. 2026

NOTARY PUBLIC, STATE OF TEXAS
NOTARY PRINTED NAME:

For Notary Seal:

Julieta Campos
My Commission Expires
11/29/2026
Notary ID134082552

Mortgage Funding date 1/21/2026 in the amount of $50,000.00
Property Address: 1325 UNION CT, VAN METER, IA 50261
HOLDER'S ADDRESS:
c/o Aven Financial, Inc., 910 Campisi Way, Suite D2, Campbell, CA 95008