



Document 2009 3275

Book 2009 Page 3275 Type 05 003 Pages 2

Date 11/02/2009 Time 10:40 AM

Rec Amt \$14.00

INDX ✓  
ANNO ✓  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓E

Prepared by and RETURN TO: Joanna B. Wilson, Title Guaranty Division, Iowa Finance Authority,  
2015 Grand Ave, Des Moines, IA 50312: telephone (800) 432-7230

Title of Document: Certificate of Release of Mortgage  
Grantor: Title Guaranty Division of the Iowa Finance Authority  
Grantee: Gregory A. McDonald; Debra K. McDonald  
Releases Mortgage filed: 4/29/2005 in Book 2005, Page 1903

**CERTIFICATE OF RELEASE OF MORTGAGE**

The Title Guaranty Division, Iowa Finance Authority, finds that:

1. This certificate of release is executed and recorded pursuant to the authority granted the Title Guaranty Division, Iowa Finance Authority, in Iowa Code §16.92 and rules issued thereunder.
2. That the original principal amount of the mortgage is within the limitations imposed by Iowa Code §16.92(1)c.
3. The person executing the Certificate of Release is a duly authorized officer or employee of the Title Guaranty Division, Iowa Finance Authority.
4. The mortgage servicer provided a payoff statement that was used to make payment, and it does not indicate that the mortgage continues to secure an unpaid obligation due the mortgagee or an unfunded commitment by the mortgagor to the mortgagee.
5. Payment was made in accordance with the payoff statement and that the payment was received on 07/15/2009 by the mortgagee or mortgage servicer as evidenced by a bank check, certified check, escrow account check, real estate broker trust account check, or attorney trust account check that was negotiated by the mortgagee or mortgage servicer or other documentary evidence of payment to the mortgagee or mortgage servicer.
6. More than 30 days have elapsed since the date payment in accordance with the payoff statement was sent.
7. The Title Guaranty Division has determined that an effective satisfaction or release of the mortgage has not been executed and recorded within 30 days after the date payment was sent or otherwise made in accordance with a payoff statement.
8. The Title Guaranty Division sent a notice by certified mail to the last known address of the mortgage servicer of its intention to execute and record a certificate of release pursuant to Iowa Code §16.92, and that at least 30 days have elapsed from the date notice was sent.



9. The Title Guaranty Division has not received written notification of any reason satisfactory to the Division why the Certificate of Release should not be executed and recorded.

10. Pursuant to the authority vested in the Title Guaranty Division, Iowa Finance Authority, the mortgage described as follows is declared to be satisfied and released:

The original principal amount of the mortgage: \$75,000.00

The name and last known mailing address of mortgage servicer:

BAC Home Loans Servicing, LP  
Attn: Payoff Dept., Mail Stop TX2-977-01-17  
5401 N. Beach St.  
Ft. Worth, TX 76137-2733

Loan number, if known: 70909961-8

Name of mortgageor(s): Gregory A. McDonald and  
Debra K. McDonald

Name of original mortgagee (lender): Argent Mortgage Company, LLC

Date of the original mortgage: 04/25/2005

Recording date of original mortgage: 04/29/2005

Recording information of original mortgage:

Book 2005, Page 1903  
County: Madison

Name of assignee taking the last recorded assignment: BAC Home Loans Servicing, LP

Date of the last recorded assignment: unknown

Recording date of the last recorded assignment: 07/31/2009

Recording information of the last recorded assignment:

Book 2009, Page 2433  
County: Madison

IN WITNESS WHEREOF, Title Guaranty Division of the Iowa Finance Authority, an agency of the State of Iowa pursuant to Iowa Code Chapter 16, has caused this Certificate of Release to be executed by a duly authorized officer or employee of the division and its Corporate Seal to be hereunto affixed on October 30, 2009.

By:

Name: Matthew J. White

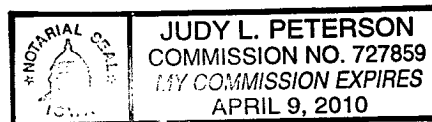
Title: Deputy Director



STATE of IOWA, Polk County ss:

This instrument was acknowledged before me on October 30, 2009 by Matthew J. White as Deputy Director of the Title Guaranty Division, Iowa Finance Authority

Judy L. Peterson



NOTARY PUBLIC in and for said State