



Document 2006 2299

Book 2006 Page 2299 Type 05 003 Pages 2
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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
CERTIFIED	<input type="checkbox"/>

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Prepared by and RETURN TO: Matthew J. White, Title Guaranty Division, Iowa Finance Authority,
200 East Grand Ave, Suite 350, Des Moines, IA 50309 : telephone (800) 843-0201

Title of Document: Certificate of Release of Mortgage
 Grantor: Title Guaranty Division of the Iowa Finance Authority
 Grantee: Troy Thrailkill; Tesha Thrailkill
 Releases Mortgage filed: 5/3/2001 in Book 2001, Page 1775

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 was \$500,000.00 or less.
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 01/10/2006 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: \$61,600.00
The name and last known mailing address of mortgage servicer:
American Home Mortgage Services, Inc.
Attn: Cash Management Dept.
4600 Regent Blvd., Suite 200
Irving, TX 75063-2250

Loan number, if known: 4246624
Name of mortgagor(s): Troy Thrailkill and
Tasha Thrailkill

Name of original mortgagee (lender): Columbia National, Inc.
Date of the original mortgage: 05/01/2001
Recording date of original mortgage: 05/03/2001
Recording information of original mortgage:

Book 2001, Page 1775
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 June 5, 2006.

Title Guaranty Division, Iowa Finance Authority

By: 
Name: Matthew J. White
Title: Deputy Director



On June 5, 2006 before me, a Notary Public, in and for said county, personally appeared Matthew J. White, to me personally known, who being by me duly sworn or affirmed did say that that person is Deputy Director of said Title Guaranty Division, Iowa Finance Authority, and that said instrument was signed and sealed on behalf of the said Title Guaranty Division, Iowa Finance Authority, by authority of its board of directors and the said Matthew J. White acknowledged the execution of said instrument to be the voluntary act and deed of said Title Guaranty Division, Iowa Finance Authority, by it voluntarily executed.

WITNESS my hand and official seal on the date aforesaid.


NOTARY PUBLIC in and for said State

