



Document 2011 3029

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Rec Amt \$17.00

INDX  
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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared By: Michelle McKoy

BANKERS' BANK, 7700 MINERAL POINT ROAD, MADISON, WI 53717

(608) 833-5550

Return To: FARMERS & MERCHANTS STATE BANK, WINTERSET  
101 W JEFFERSON, WINTERSET, IA 50273

## ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage,  
FARMERS & MERCHANTS STATE BANK, WINTERSET

(herein "Assignor"), whose address is 101 W JEFFERSON, WINTERSET, IA 50273

, does hereby grant, sell, assign, transfer and convey, unto MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC, ITS SUCCESSORS AND ASSIGNS

a corporation organized and existing under the laws of DELAWARE

(herein "Assignee"), whose address is PO BOX 2026, FLINT, MI, 48501-2026

, a certain Mortgage dated November 4th, 2011, made and executed by  
DOUGLAS G NELSON and JULIE M NELSON, HUSBAND AND WIFE

to and in favor of FARMERS & MERCHANTS STATE BANK, WINTERSET

following described property situated in MADISON  
SEE ATTACHED LEGAL

upon the  
County, State of Iowa:

Parcel ID Number: 340061286002000

such Mortgage having been given to  
secure payment of Two Hundred Twenty Eight Thousand Eight Hundred and 00/100  
(\$ 228,800.00 )

(Include the Original Principal Amount) which Mortgage is of record in Book, Volume, or Liber No.  
2011, at page 3028 (or as No. 2011-3028) of the

Mers MIN Number: 100333000000382370  
MERS Phone: 1-888-679-6377

Records of MADISON County, State of Iowa,  
together with the note(s) and obligations therein described, the money due and to become due thereon with  
interest, and all rights accrued or to accrue under such Mortgage.

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only  
to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on  
November 4th, 2011

*Gina M. Hackett*

Witness

FARMERS & MERCHANTS STATE BANK,  
WINTERSET

(Assignor)

By: *Tim J. Rehmeier, VP*  
(Signature)

Witness

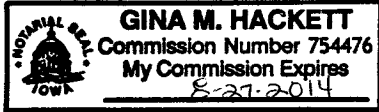
Attest

State of IA  
County of MADISON

This instrument was acknowledged before me on November 4th, 2011  
by Tim J. Rehmeier of the above named Corporation,  
to me known to be the person(s) who executed the forgoing instrument, and  
to me known as the Vice President of said corporation,  
as and acknowledged that they executed the foregoing instrument as such of  
officer(s) as the deed of said corporation by its authority

*Gina M. Hackett*

Notary Public, State of Iowa  
MADISON County  
My Commission Expires: 8/27/2014



Legal Description  
For  
Douglas & Julie Nelson

A parcel of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence along the East line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), South 00 11'22" West 901.49 feet, thence North 89 42'18" West 847.12 feet, thence North 01 34' 21" West 595.12 feet to the centerline of the North River, thence along said centerline South 89 48'38" East 123.69 feet, thence North 50 24'39" East 87.83 feet, thence North 28 48'19" East 188.08 feet, thence North 15 04'00" East 87.76 feet to the North line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4), thence departing said centerline of river and along said North line, South 89 42'18" East 561.62 feet to the Point of Beginning, said parcel of land contains 16.115 Acres, including 2.936 of Highway right-of-way

Date: 11-4-2011

Douglas L. Nelson

Julie M. Nelson