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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

LOAN# 3132343

MIN: 100344500031323431

MERS Phone: 1-888-679-6377

✓ This form was prepared by: Duane Gordon, Union State Bank, address:
201 W. Court, Winterset, Ia 50273 . tel. no: 515-462-2161

ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is 201 W. Court, Winterset, Ia 50273, does hereby grant, sell, assign, transfer and convey, unto **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., its successors and assigns PO Box 2026, Flint, Michigan 48501-2026** all its right, title and interest in and to a certain mortgage dated May 23, 2012, made and executed by Gregory R. and Betsy K. Breeding, A married couple to and in favor of Union State Bank upon the following described property situated in Madison County, State of Iowa:

LEGAL DESCRIPTION: The North 1/2 of outlot 11 of East addition of outlots to the town of Winterset, Madison County, Iowa



PROPERTY ADDRESS: 510 E. South St., Winterset, Iowa 50273

such Mortgage having been given to secure payment of \$80,000.00 which Mortgage is of record in Book, Volume, or Liber No. 2012, at page 1556 (or as No. of the Madison Records of Madison County, State of Iowa, together with the note(s) and obligations therein described and 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 successors 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 this May 23, 20, 2012.



Union State Bank

Duane Gordon (Officer's signature)
Duane Gordon, Vice President

STATE OF Iowa Madison County ss:

On this May 23, day of 2012, before me, a Notary Public in the State of Iowa, personally appeared Duane Gordon to me personally know to be the person (s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

My Commission Expires: 9-6-13



Sandra D. Corkrean
Notary Public in and for the County and State

Notary's Name