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INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

LOAN# 3187742

MIN: 100344500031877428

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

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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 9/20/12, made and executed by TONY AND JAYNE MAXWELL, MARRIED PERSONS to and in favor of UNION STATE BANK upon the following described property situated in MADISON COUNTY County, State of IOWA:

LEGAL DESCRIPTION: SEE ATTACHED

PROPERTY ADDRESS: 1831 IRONWOOD TRAIL, WINTERSET, IA 50273

such Mortgage having been given to secure payment of \$140,000.00 which Mortgage is of record in Book, Volume, or Liber No. 2012, at page 2879 (or as No. _____ of the MADISON COUNTY Records of MADISON COUNTY 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 25TH, 20 SEPTEMBER.



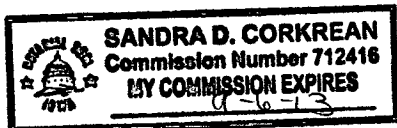
UNION STATE BANK

Duane Gordon (Officer's signature)

STATE OF IOWA MADISON COUNTY County ss:

On this 25TH day of SEPTEMBER, 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

EXHIBIT "A" FOR A REAL ESTATE MORTGAGE BETWEEN UNION STATE
BANK AND TONY AND JAYNE MAXWELL DATED 9/20/12 FOR THE
FOLLOWING DESCRIBED REAL PROPERTY:

Lot Nine (9) of the Northeast Quarter (¼) of the Northwest Quarter (¼) of
Section Fifteen (15), in Township Seventy-six (76) North, Range Twenty-
eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a part of
Lot Nine (9) of the Northeast Quarter (¼) of the Northwest Quarter (¼) of
Section Fifteen (15) in Township Seventy-six (76) North, Range Twenty-
eight (28) West of the 5th P.M., Madison County, Iowa, described as
follows: Commencing at the Northeast Corner of said Lot Nine (9) and
running thence South along the East line of said Lot Nine (9) 150 feet,
thence West to the center of the public road running through said Lot Nine
(9), thence Northeasterly up the center of said public road to a point on the
North line of said Lot Nine (9), thence East on the North line of said Lot
Nine (9) 135.2 feet to the Point of Beginning,

