



Document 2012 3037

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Rec Amt \$12.00

INDX ✓
ANNO ✓
SCAN
CHK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

MIN: 100344500031993050

MERS Phone: 1-888-679-6377

Loan # 3199305

This form was prepared by: ^{Return to:} David Koch, Union State Bank, address:
Box 110 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 Box 110 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 October 3, 2012, made and executed by Jeffrey S. Bean and Tracy L. Bean, Husband and Wife to and in favor of Union State Bank upon the following described property situated in Madison County, State of Iowa:

LEGAL DESCRIPTION: (see attached)

PROPERTY ADDRESS: 610 W Council Dr., St. Charles, IA 50240

such Mortgage having been given to secure payment of \$51,000.00 which Mortgage is of record in Book, Volume, or Liber No. 2012, at page 3036 (or as No. of the County 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 3rd day of October, 20 12.



Union State Bank

David A Koch (Officer's signature)

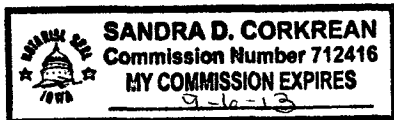
David A. Koch

Vice President

STATE OF Iowa, Madison County ss:

On this 3rd day of October, 2012, before me, a Notary Public in the State of Iowa, personally appeared David A. Koch 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

LEGAL DESCRIPTION



A tract of Land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., more particularly described as follows, to-wit: Beginning at a point 173 feet West and 500 feet North of the Southwest corner of Block Two (2) of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa, running thence West 200 feet more or less to the West line of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), thence North to the Northwest corner of said 40-acre tract, thence East along the North line of said 40-acre tract to a point due North of the place of beginning, thence South to the place of beginning.