



Document 2014 2722

Book 2014 Page 2722 Type 05 001 Pages 3
Date 10/31/2014 Time 12:48 PM
Rec Amt \$17.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: UNION STATE BANK
PO BOX 110, 201 W COURT AVENUE
WINTERSET, IA 50273
1-515-462-2161
Return To: UNION STATE BANK
PO BOX 110, 201 W COURT AVENUE
WINTERSET, IA 50273

3/10

Assignment of Mortgage

FOR VALUE RECEIVED, the undersigned holder of a Mortgage, UNION STATE BANK

(herein "Assignor"), whose address is PO BOX 110, 201 WEST COURT AVENUE, WINTERSET, IA 50273

does hereby grant, sell, assign, transfer and convey, unto Mortgage Electronic Registration Systems, Inc. ("MERS"), its successors and assigns, a corporation organized and existing under the laws of Delaware, whose address is P.O. Box 2026, Flint, Michigan 48501-2026 (herein "Assignee"), a certain Mortgage dated 10-30-2014, made and executed by LANCE NICOLAI, a single person

, to and in favor of UNION STATE BANK

upon the following described property situated in MADISON County,
State of Iowa: SEE EXHIBIT "A"

Parcel ID Number: 820001902030000 00 such Mortgage having been
given to secure payment of ONE HUNDRED THOUSAND AND NO/100

(\$ 100,000.00) (Include the Original Principal Amount) which Mortgage is of record in Book,

MIN: 100344500033766306

MERS Phone 1-888-679-6377

Volume, or Liber No. 2014, at page 2721 (or as No. _____
of the _____ Records of
MADISON) County, State of Iowa, 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 10-30-2014

Witness

Witness

Attest

UNION STATE BANK
(Assignor)

By: *Duane Gordon*
(Signature)

DUANE GORDON
VICE PRESIDENT



State of IOWA
County of MADISON

This instrument was acknowledged before me on 10-30-2014
by DUANE GORDON

as VICE PRESIDENT of UNION STATE BANK

Sandra D. Corkrean

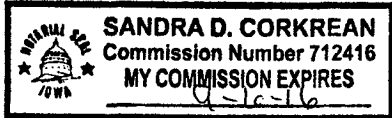


EXHIBIT "A" FOR A REAL ESTATE MORTGAGE DATED 10/30/14 BETWEEN UNION STATE BANK AND LANCE NICOLAI ON THE FOLLOWING DESCRIBED REAL PROPERTY:

The North Half (½) of Lots Five (5) and Six (6) in Block Two (2) of Wilsey's Addition to the Town of Winterset, Madison County, Iowa, **and** a strip of real estate 132 feet long from East to West and 16½ feet wide from North to South, being real estate bounded by and included within a line commencing at the southeast corner of Lot Three (3) of Block Two (2) of Wilsey's Addition to the City of Winterset, Iowa, and running thence West 132 feet, thence South 16½ feet, thence East 132 feet, thence North 16½ feet to the place of beginning, being real estate which was vacated for alley purposes by an ordinance of the City of Winterset, Iowa.