



Document 2014 2751

Book 2014 Page 2751 Type 05 001 Pages 3

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Rec Amt \$17.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared By: UNION STATE BANK  
PO BOX 110  
201 WEST COURT AVENUE  
1-515-462-2161  
Return To: UNION STATE BANK  
PO BOX 110  
201 WEST COURT AVENUE

## 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 10-31-2014, made and executed by NICHOLAS PHILLIPS; SARA A. PHILLIPS

(Husband and Wife)

, to and in favor of UNION STATE BANK

upon the following described property situated in MADISON County,  
State of Iowa: SEE ATTACHED LEGAL DESCRIPTION

Parcel ID Number: 870001400105000 such Mortgage having been  
given to secure payment of THREE HUNDRED THIRTY SIX THOUSAND AND NO/100

(\$ 336,000.00 ) (Include the Original Principal Amount) which Mortgage is of record in Book,

MIN: 100344500033752587

MERS Phone 1-888-679-6377

MIN

Volume, or Liber No. 2014, at page 2750 (or as No. 2014-2750)  
MADISON of the COUNTY RECORDER 11-03-2014 Records of  
under such Mortgage. ) County, State of Iowa, and all rights accrued or to accrue

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 10-31-2014

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Attest

UNION STATE BANK

(Assignor)

By: David Koch

(Signature)

DAVID A. KOCH  
VICE PRESIDENT

State of IOWA  
County of MADISON

This instrument was acknowledged before me on 10-31-2014  
by DAVID A. KOCH

as VICE PRESIDENT

of UNION STATE BANK



Elizabeth L. Berry

LEGAL DESCRIPTION

Parcel "L" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 8.75 acres, as shown in Plat of Survey filed in Book 2, Page 435 on February 25, 2000, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** a tract of land located therein containing 10,129 square feet, as shown in Plat of Survey filed in Book 2001, Page 798 on March 5, 2001, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** a tract of land located therein containing 10,585 square feet, as shown in Plat of Survey filed in Book 2002, Page 2716 on June 5, 2002, in the Office of the Recorder of Madison County, Iowa.

