



Document 2015 2857

BK: 2015 PG: 2857 Type 05 003 Pages 1  
Recorded: 9/30/2015 at 8:42:39.0 AM  
Fee Amount: \$7.00  
Revenue Tax:  
LISA SMITH RECORDER  
Madison County, Iowa

INDX ✓  
ANNO ✓  
SCAN  
CHEK

Document Prepared By:  
E.Lance/NTC, 2100 Alt. 19 North,  
Palm Harbor, FL 34683  
(800)346-9152

When Recorded Return To:  
Wells Fargo Home Mortgage  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 0379122294

**RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, the owner of the mortgage hereinafter described, does hereby acknowledge that a certain mortgage bearing the date of 07/27/2011 made and executed by **JOHN A GROOMES (grantor)** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS (grantee)** and recorded in the records of the Office of the Recorder of **MADISON** County, State of **Iowa**, in **Book 2011, Page 2051, and/or Instrument #.**, recorded on 08/02/2011 is redeemed, paid off, satisfied and discharged in full.

**Dated this 29th day of September in the year 2015**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS**

**LAUREN ZOOK**  
**ASST. SECRETARY**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 29th day of September in the year 2015, by Lauren Zook as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

**ALYSSA VILLALOBOS**  
**COMM EXPIRES: 10/02/2018**



**ALYSSA VILLALOBOS**  
**NOTARY PUBLIC**  
**STATE OF FLORIDA**  
Comm# FF165490  
Expires 10/2/2018

WFHRC 392928465 -@ 100136900777672615 MERS PHONE 1-888-679-6377 DOCR T2815092918 [C-1]  
ERCNIA1



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