



Document 2016 783

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

E AFTER RECORDING MAIL TO:
Pamela Wonders
Bank of the West
P O Box 727
Omaha, NE 68101

RELEASE OF MORTGAGE

Lenders Loan Number: 8801178148 3/15/16
MIN: 100104088011781489

MERS Phone Number: 1-888-679-6377

IN CONSIDERATION of the payment of the debt named therein, Mortgage Electronic Registration Systems, Inc. as nominee for Bank of the West, a California state banking corp its successors and assigns hereinafter referred to as "Mortgagee", hereby releases the mortgage made to Bank of the West, a California state banking corp hereinafter referred to as "Lender," by Jerald J Mayer and Janet L Mayer on the following described real estate, to-wit:
See Exhibit "A"

which mortgage is recorded on 5/22/12 in Book 2012, Page 1499 in Instrument No. of the Records of Madison County, State of Iowa.

IN TESTIMONY WHEREOF, the Mortgagee has caused these presents to be executed by its Vice President and its Corporate Seal to be affixed March 17, 2016.

Mortgage Electronic Registration Systems, Inc. as nominee for Bank of the West, a California state banking corp it successors and assigns

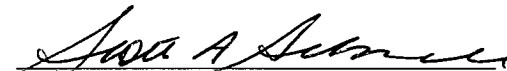

Patti Hautzinger, Vice President

STATE OF NEBRASKA

SS:

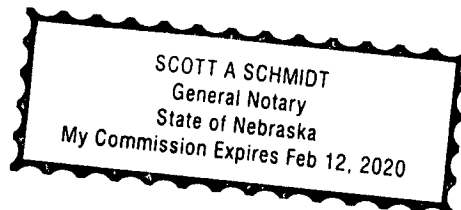
COUNTY OF DOUGLAS

On March 17, 2016, before me the undersigned, a Notary Public in and for said County, personally came Patti Hautzinger, Vice President of Mortgage Electronic Registration Systems, Inc. as nominee for Bank of the West, a California state banking corp to me personally known to be the identical person whose name, as such officer, is subscribed to the foregoing instrument, and acknowledged the said instrument to be the voluntary act and deed of said Lender in said official capacity voluntarily done and executed.


Scott A Schmidt, Notary Public

THIS INSTRUMENT PREPARED BY:

Ladonna Slattery
Bank of the West
P O Box 727
Omaha, NE 68101
888-915-2327



Commencing at the Southeast Corner of the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., and running thence West 48 rods and 14½ links, thence North 21 rods and 20½ links to the place of beginning, excepting therefrom a tract 66 feet North and South and 132 feet East and West out of the Northeast Corner thereof, and excepting therefrom a parcel of land located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence along the East line of the Northwest Quarter (1/4) of said Section One(1), North 00°00'00" 195.03 feet to the point of beginning; thence North 88°57'00" West 150.74 feet; thence North 00°00'00" 99.00 feet; thence South 88°57'00" East 150.74 feet to the east line of said Northwest Quarter (1/4); thence along said East line South 00° 00'00" 99.00 feet to the point of beginning.

And Except

That part of the Northeast Fractional 1/4 of the Northwest 1/4 of Section 1, Township 75 North, Range 28 West of the 5th P.M., in the City of Winterset, Madison County, Iowa and described as follows: Beginning at the Southeast Corner of said Northeast Fractional 1/4 of the Northwest 1/4; thence North 89°

34'36" West along the South line of said Northeast Fractional 1/4 of the Northwest 1/4, a distance of 670.70 feet to the Northwest corner of Lot "A" of Nelson Acres Plat 1, being an Official Plat; thence North 34°18'43" East, 39.95 feet; thence South 89°06'28" East, 648.50 feet to a point on the East line of said Northeast Fractional 1/4 of the Northwest 1/4; thence South 0°32'13" West along said East line 27.86 feet to the Point of Beginning and containing 0.46 Acres (20,154 S.F.).