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Date 9/27/2016 Time 2:33:26PM  
Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**Prepared By:** David Koch  
Union State Bank  
611 W Hwy 92  
Winterset, IA 50273

**Phone:** (515) 462 - 1665

**Return To:** Jayne Maxwell  
201 W Court Ave  
Winterset, IA 50273

**Full Legal Description Located on Page: 1**

**Lender Name Located on Page: 1**

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## Assignment of Mortgage

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**Lender's Loan Number:** 3554068

**MIN:** ~~1003445-0003554068-3~~

**MERS Phone:** 1-888-679-6377

For Value Received, the undersigned holder of a Mortgage, Union State Bank (herein "*Assignor*") whose address is 201 W Court Ave, Box 110, Winterset, IA 50273, hereby assigns and transfers to 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 September 26, 2016, made and executed by Marc A. Ridout and Ashley Ridout, to and in favor of Union State Bank upon the following described property situated in Madison County, State of Iowa: Lot Seven (7) of Copper Fox Estates Subdivision located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa



Parcel ID Number: 4000071780070000 such Mortgage having been given to secure payment of Two hundred ninety nine thousand Dollars (\$299,000.00) (include the Original Principal Amount) which Mortgage is of record in Book, Volume, or Liber No. 2016, at page 2830 (or as No. \_\_\_\_\_) of the Madison County Recorder 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 successor 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 September 26, 2016.

**Assignor**

**Union State Bank**

David A. Koch, v.p. 9/26/16  
David A. Koch Date  
Vice President

**Acknowledgment**

State of Iowa

County of Madison

This instrument was acknowledged before me on 9-26-2016 by David A. Koch, Vice President of Union State Bank.

[Signature]  
Notary Public

Pegan Auten  
(Print Name)

My commission expires: 2-9-19

Loan Origination Organization: Union State Bank

Loan Originator: David Koch

NMLS ID: 435185

NMLS ID: 471741

