

BK: 2016 PG: 3010
Recorded: 10/7/2016 at 2:58:42.0 PM
Fee Amount: \$12.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Recorder's Cover Sheet

Release of Mortgage

Preparer Information:

First Guaranty Mortgage Corporation
1900 Gallows Road, Suite 800
Tysons Corner, VA 22182

Taxpayer Information:

Tyler Gene Newby
409 N. 6th Street
Winterset, IA 50273

Return Document To:

Hubbard Law Firm, P.C.
10605 Justin Drive
Urbandale, IA 50322

Legal Description: Lot Five (5) in Block Five (5) of Railroad Addition to the Town of Winterset, Madison County, Iowa

Prepared by:
First Guaranty Mortgage Corporation
1900 Gallows Road, Suite 800
Tysons Corner, VA 22182

RELEASE OF MORTGAGE

THIS RELEASE OF MORTGAGE made this 14th day of September, 2016 by First Guaranty Mortgage Corporation, a Virginia Corporation.

WHEREAS the said First Guaranty Mortgage Corporation was the holder of a Deed of Trust ("Mortgage") from Tyler Gene Newby, an unmarried man, and Leslie A. Mountain, an unmarried woman, dated October 27, 2014, and recorded among the Land Records of the County of Madison, State of Iowa, in Book 2014, Page 2764, securing the property known as 409 North 6th Street, Winterset, IA 50273, and further described below:

Lot Five (5) in Block Five (5) of RAILROAD ADDITION to the Town of Winterset, Madison County, Iowa.

AND WHEREAS Tyler Gene Newby and Leslie A. Mountain, having paid and satisfied the said Mortgage on or about the 20th day of November, 2015, are entitled to have the property thereby affected released from the operation and effect thereof.

NOW, THEREFORE, this Release, witnesseth: that for and in consideration of the premises and the sum of one dollar, the said First Guaranty Mortgage Corporation does hereby release the said Mortgage and grant the property thereby affected unto the said Tyler Gene Newby and Leslie A. Mountain to be held in the same manner as if the said Mortgage had never been made.

WITNESSETH the hand and seal of said releasor.

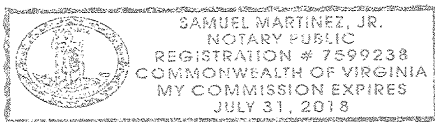
FIRST GUARANTY MORTGAGE CORPORATION

By *Nikki J. McKnight*
Authorized Agent

Commonwealth of Virginia
County of Fairfax, TO WIT:

I hereby certify that on this 14th day of September, 2016, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared *Nikki J. McKnight* who acknowledged himself/herself to be the agent of First Guaranty Mortgage Corporation, the holder of the Mortgage referred to above and that he/she executed the foregoing Release of Mortgage for the purposes therein contained by signing the name of First Guaranty Mortgage Corporation, as its agent, and that the facts set forth therein are true.

WITNESS my hand and notarial seal.



[Signature]
Notary Public
My Commission Expires: *July 31, 2018*