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Date 4/07/2022 Time 10:10:08AM

Rec Amt \$22.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

This instrument was prepared by &

Return to:

Heartland Bank and Trust Company

405 N Hershey Rd, P.O. Box 67

Bloomington, IL 61702-0067

Phone# 309-662-4444

Name: Jessica Gulley

**ASSIGNMENT OF MORTGAGE AND NOTE**

For value received and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the **NXT Bank**, a State Bank, of 59 4<sup>th</sup> Street North, Central City, IA 52214 (the "Assignor") assigns, sells, grants, transfers, and conveys to **HEARTLAND BANK AND TRUST COMPANY**, an Illinois state bank, whose address is 401 N. Hershey Road, Bloomington, Illinois, 61702-0067, (the "Assignee"), for and, the following described Mortgage and Note:

<b>Date of Mortgage:</b>	December 10, 2012
<b>Executed by Mortgagor(s):</b>	Brian Cook and Stacy L Cook, husband and wife as joint tenants with right of survivorship
<b>Mortgagee:</b>	NXT Bank
<b>Filed of Record:</b>	Document No. 20124339 in the office of the Recorder of Deeds Delaware County, Iowa, on December 17, 2012.
<b>Real Property:</b>	As described in the Mortgage and on Exhibit "A" attached hereto.

As described in the Mortgage and on Exhibit "A" attached here to.

**PIN:**

**Note:**

A certain Promissory Note dated December 10, 2012 (Loan No. 11074) in the amount of \$102,400.00 as described in the Mortgage

together with the note(s) and obligation(s) described or referred to in the Mortgage, the money due and to become due thereon, with interest, and all rights accrued or to accrue under the Mortgage.

To have and to hold the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the Mortgage. Further, the Assignor irrevocably appoints the Assignee as the Assignor's true and lawful attorney in law or in equity. The Assignee has the right and authority, in the Assignor's name, place, and stead to take all lawful means to recover money and interest due on the indebtedness assigned, and in case of complete payment of the indebtedness, to fully discharge the obligation.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage at Bloomington, Illinois on this 4th day of April, 2022.

NXT Bank, as Assignor

By:   
Kevin Swanson, Vice President

This Instrument Prepared By:  
**Heartland Bank** and Trust Company  
405 N Hershey Road  
Bloomington, IL 61704

**ACKNOWLEDGEMENT**

STATE OF ILLINOIS        )

) SS

COUNTY OF McLEAN        )

I, a Notary Public, in and for the County in the State aforesaid, DO HEREBY CERTIFY, that Kevin Swanson, Vice President of NXT Bank, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such officer they signed and delivered the instrument of writing as an officer of the bank, pursuant to authority given by the Board of Directors of the Bank as their free and voluntary act, and as the free and voluntary act of the Bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 4<sup>th</sup> day of April, 2022.



Amanda Jo Owens  
Notary Public

EXHIBIT A:

Lot Twenty Six (26), Henry Acers' Addition to Manchester, Iowa, according to Plat recorded in Book 1, Plats, Page 1, EXCEPT the North Sixty Five (65.0) feet of the East One Hundred Eighteen (118.0) feet thereof.

PIN: 630-29-11-019-00

Common Address: 201 Seeley St, Manchester, Iowa 52057