

Recorded: 9/18/2024 at 1:41:55.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2321

PREPARED BY: TODD SLEIGHT, FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402

**IOWA**  
COUNTY OF DELAWARE  
LOAN NO.: 3494584000



## RELEASE OF MORTGAGE

THE undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONWIDE ADVANTAGE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, the current Mortgagee of that certain Mortgage described below, does hereby release and reconvey, without recourse, representation or warranty, expressed or implied to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage dated MARCH 01, 2012 and executed by KENT D BREWER, Mortgagor (Borrower), to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONWIDE ADVANTAGE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on MARCH 07, 2012 in Book 2012 at Page 758 in the Office of the County Recorder for the County of DELAWARE, State of IOWA.

### AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: 804 E FAYETTE ST, MANCHESTER, IOWA 52057

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on SEPTEMBER 18, 2024.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONWIDE ADVANTAGE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

TODD SLEIGHT, VICE PRESIDENT

POD: 20240912  
QL8040120IM - LR - IA

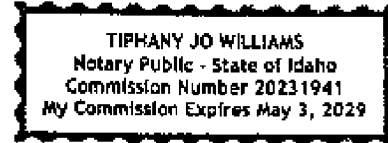


STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **SEPTEMBER 18, 2024**, before me, **TIPHANY JO WILLIAMS**, personally appeared **TODD SLEIGHT** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE**, AS **NOMINEE FOR NATIONWIDE ADVANTAGE MORTGAGE COMPANY**, ITS **SUCCESSORS AND ASSIGNS** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



**TIPHANY JO WILLIAMS (COMM. EXP. 05/03/2029)**  
NOTARY PUBLIC



This document contains electronic signatures.