

Recorded: 10/28/2024 at 8:06:45.0 AM
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: 2701

PREPARED BY: TIPHANY JO WILLIAMS, 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



RELEASE OF MORTGAGE

THE undersigned, **BANK OF AMERICA, N.A.**, located at **100 NORTH TRYON STREET, CHARLOTTE, NC 28255**, 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 **NOVEMBER 02, 2007** and executed by **NICHOLE QUINT, AND JOSEPH QUINT, WIFE AND HUSBAND**, Mortgagor (Borrower), to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR COUNTRYWIDE BANK, FSB., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on **NOVEMBER 16, 2007** in Book **2007** at Page **3695** as Instrument No. **2007 3695** in the Office of the County Recorder for the County of **DELAWARE**, State of **IOWA**.

AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: **119 S MAIN ST, DUNDEE, IA 52038-8624**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **OCTOBER 24, 2024**.

BANK OF AMERICA, N.A., BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT, POWER OF ATTORNEY RECORDED ON 08/28/2023 IN DOCUMENT NO. 2023 2074 BOOK 2023 PAGE 2074

TIPHANY JO WILLIAMS, VICE PRESIDENT

POD: 20241022

BA8050117IM - LR - IA



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MIN: 100133700026473333

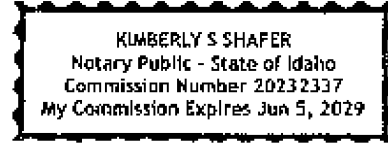
MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **OCTOBER 24, 2024**, before me, **KIMBERLY S. SHAFER**, personally appeared **TIPHANY JO WILLIAMS** known to me to be the **VICE PRESIDENT** of **FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA, N.A.** 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.



KIMBERLY S. SHAFER (COMM. EXP. 06/05/2029)
NOTARY PUBLIC



This document contains electronic signatures.