

Recorded: 4/3/2025 at 1:00:39.0 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: 2025 PG: 847

**Prepared By: Sylvia Ramirez, NATIONSTAR MORTGAGE DBA MR. COOPER 8950 CYPRESS
WATERS BLVD, COPPELL, TX 75019 1-888-480-2432**

Return By Mail To:
NATIONSTAR MORTGAGE DBA MR. COOPER
RELEASES
P.O. BOX 619092
DALLAS, TX 75261-9947



RELEASE OF MORTGAGE

NATIONSTAR MORTGAGE #:*****7917 "SCHUTZ" Lender ID:FZQ Delaware, Iowa
MIN #: 100371500005352479 MERS Corporate Phone Number: 1-888-679-6377


KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR WATERSTONE MORTGAGE CORPORATION ITS SUCCESSORS AND/OR ASSIGNS whose address is 11819 MIAMI ST, SUITE 100, OMAHA, NE 68164 present Mortgagee of a certain Mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said Mortgage.

Original Mortgagor: DONALD R SCHUTZ AND ROSEANN SCHUTZ, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR WATERSTONE MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS
Dated: 12/28/2020 Recorded: 01/06/2021 in Book/Reel/Liber: 2021 Page/Folio: 78 as Instrument No.: 2021 78 in the records of the County Recorder of Delaware State of Iowa

Property Address: 1121 N 3RD ST, MANCHESTER, IA 52057

IN WITNESS WHEREOF, the undersigned, by the officers duly authorized, has duly executed as a free act and deed the foregoing instrument.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR WATERSTONE MORTGAGE CORPORATION ITS SUCCESSORS AND/OR ASSIGNS
On April 3rd, 2025

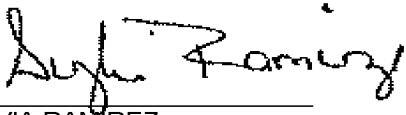
By: 

TSEDAL ALEMU, Vice-President

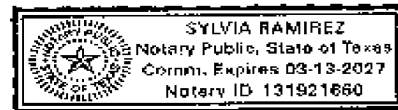
STATE OF Texas
COUNTY OF Dallas

On April 3rd, 2025, before me, SYLVIA RAMIREZ, a Notary Public in and for Dallas in the State of Texas, personally appeared TSEDALE ALEMU, Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR WATERSTONE MORTGAGE CORPORATION ITS SUCCESSORS AND/OR ASSIGNS, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,



SYLVIA RAMIREZ
Notary Expires: 03/13/2027 #131921660



(This area for notarial seal)