

Recorded: 4/4/2025 at 12:02:53.0 PM  
County Recording Fee: \$7.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$10.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 862

---

|          |                      |                                 |                    |
|----------|----------------------|---------------------------------|--------------------|
| Prepared | WELLS FARGO BANK,    | Address: 1801 PARK VIEW DRIVE,  | Phone 800-328-5074 |
| By:      | N.A.<br>RACHEL LEEPS | N9162-01X<br>SHOREVIEW, MN55126 | Number:            |

---

### ASSIGNMENT OF MORTGAGE

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **WELLS FARGO BANK, N.A. , 1 HOME CAMPUS, DES MOINES, IA50328** , by these presents does convey, assign, transfer and set over to: **NATIONSTAR MORTGAGE LLC , 8950 CYPRESS WATERS BLVD, COPPELL, TX75019** , the described Mortgage, with all interest, all liens, and any rights due or to become due thereon. Said Mortgage for **\$37266.00** is recorded in the State of **IA** , County of **Delaware** Official Records, dated **02/24/2006** and recorded on **02/28/2006** , in Book No. **2006** , at Page No. **620** .

Original Mortgagor: **BRIAN D. KNIPPER, A SINGLE PERSON**

Original Mortgagee: **WELLS FARGO BANK, N.A.**

Property Address: **17 MANCHESTER AVE EARLVILLE, IA52041**

Date: **04/04/2025**

**WELLS FARGO BANK, N.A.**

By:



JEFTA NYARIBO, Vice President Loan Documentation

STATE OF MN  
COUNTY OF Ramsey } s.s.

This instrument was acknowledged before me on **04/04/2025** by **JEFTA NYARIBO** as **Vice President Loan Documentation** of **WELLS FARGO BANK, N.A.**



BENSON LUND, Notary Public

Commission #: **1228814400199**

My Commission Expires: **01/31/2026**



AND WHEN RECORDED MAIL TO: **WELLS FARGO BANK, N.A. 1801 PARK VIEW DRIVE MAC:N9162-01X SHOREVIEW MN 55126,**

**ATTN: ASSIGNMENT TEAM**  
eb6a25fe