

Recorded: 6/4/2025 at 11:19:49.0 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: 2025 PG: 1402

**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 #:*****8808 "JACOBSON" Lender ID:F2A Delaware, Iowa
MIN #: 100032412235748834 MERS Corporate Phone Number: 1-888-679-6377

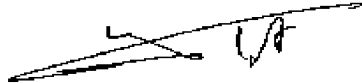
KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS whose address is 11819 MIAMI ST, SUITE 100, OMAHA, NE 68164 present Mortgagee of a certain Mortgage, whose parties, dates and recording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

Original Mortgagor: CYNTHIA JACOBSON A SINGLE WOMAN, AND ANDY CHASE, A SINGLE MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS
Dated: 10/20/2023 Recorded: 10/20/2023 in Book/Reel/Liber: 2023 Page/Folio: 2618 in the records of the County Recorder of Delaware State of Iowa

Property Address: 104 CRESCENT DR, 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
UNITED WHOLESALE MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS
On June 4th, 2025

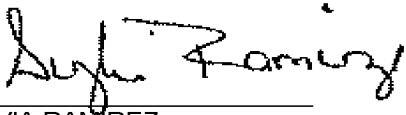
By: 

TSEDALE ALEMU, Vice-President

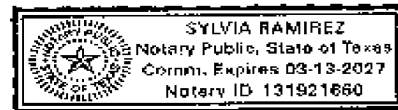
STATE OF Texas
COUNTY OF Dallas

On June 4th, 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 UNITED WHOLESAL MORTGAGE, LLC ITS SUCCESSORS AND 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)