

Recorded: 6/5/2025 at 10:18:16.0 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: 1420

PREPARED BY: TRACY ALBERTSON, 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.: 8200075441



RELEASE OF MORTGAGE

THE undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, 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 JUNE 11, 2024 and executed by CHRISTINE M LEGRAND, A SINGLE PERSON, Mortgagor (Borrower), to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JUNE 18, 2024 in Book 2024 at Page 1352 in the Office of the County Recorder for the County of DELAWARE, State of IOWA.

AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: 136 MAIN ST, COLESBURG, IOWA 52035

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JUNE 05, 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

TRACY ALBERTSON, VICE PRESIDENT

POD: 20241031

MS8051724IM - LR - IA



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MIN: 100322140003865493

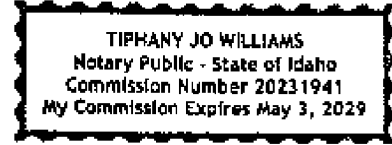
MERS PHONE: 1-888-679-6377

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **JUNE 05, 2025**, before me, **TIPHANY JO WILLIAMS**, personally appeared **TRACY ALBERTSON** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE** 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.