

Recorded: 6/25/2025 at 8:10:27.0 AM  
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: 1650

PREPARED BY: ADDISON RICE, 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.: 8101569138



## ASSIGNMENT OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That for good and valuable consideration, the receipt of which is hereby acknowledged, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS** located at **P.O. BOX 2026, FLINT, MICHIGAN 48501-2026**, Assignor, does by these presents grant, bargain, assign, transfer, and set over without recourse, representation or warranty, expressed or implied unto **CITIZENS BANK, N.A.** located at **10561 TELEGRAPH ROAD, GLEN ALLEN, VA 23059**, Assignee, its successors and assigns, all Assignor's right, title, and interest in and to that certain Mortgage described below.

Said Mortgage dated **JANUARY 04, 2017**, executed by **NICHOLAS D KOCH, A SINGLE PERSON**, Mortgagor, to **LINN AREA CREDIT UNION**, Original Mortgagee, and recorded in the Office of the County Recorder for **DELAWARE** County, State of **IOWA**, in Book **2017** at Page **129** as Document No. **2017 129**.

### AS DESCRIBED IN SAID DEED OF TRUST

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever, subject only to the provisions in the said indenture of mortgage contained. TOGETHER WITH all rights accrued or to accrue under said Mortgage.

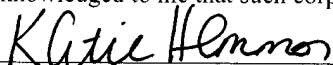
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JUNE 24, 2025**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS**

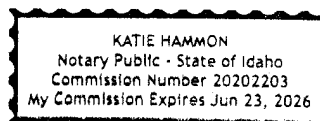
  
ADDISON RICE, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **JUNE 24, 2025**, before me, **KATIE HAMMON**, personally appeared **ADDISON RICE** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS **NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS** 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.



KATIE HAMMON (COMM. EXP. 06/23/2026)  
NOTARY PUBLIC



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MIN: 100052217021482679

MERS PHONE: 1-888-679-6377