

Recorded: 8/5/2025 at 10:48:16.0 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: 2058

When Recorded Return To:
Wells Fargo Bank, N.A.
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

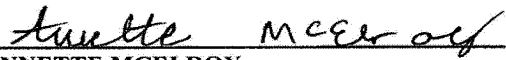
Document Prepared By:
Jennifer Zak/NTC, 2100 Alt. 19
North, Palm Harbor, FL 34683
(800)346-9152

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **WELLS FARGO BANK, N.A., WHOSE ADDRESS IS, 1 HOME CAMPUS, DES MOINES, IA 50328, (ASSIGNOR)**, by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to **FREEDOM MORTGAGE CORPORATION, WHOSE ADDRESS IS 951 YAMATO ROAD, SUITE 175, BOCA RATON, FL 33431 (855)690-5900, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE)**.

Said Mortgage dated 04/28/2016, executed by **NICHOLAS LAHR (grantor)** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR COMMUNITY FIRST NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS (grantee)** and recorded in Book 2016 and Page 1083 in the office of the Recorder of DELAWARE County, State of Iowa.

Dated this 05th day of August in the year 2025
WELLS FARGO BANK, N.A.


ANNETTE MCELROY

VICE PRESIDENT LOAN DOCUMENTATION

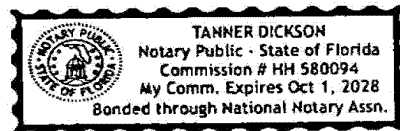
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 05th day of August in the year 2025, by Annette McElroy as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO BANK, N.A., who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


TANNER DICKSON

COMM EXPIRES: 10/01/2028



WFBAS 444341469 GNMA MSR 2025-01 DOCR T052508-12:53:36 [C-1] EFRMIA1



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