

Recorded: 1/12/2026 at 1:10:17.0 PM  
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: 2026 PG: 75

PREPARED BY: **TODD SLEIGHT, 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.: **3550373662**



## **RELEASE OF MORTGAGE**

THE undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, 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 **MARCH 03, 2023** and executed by **JAMES OLIVER CODY AND ALEXANDRA K KERBER, HUSBAND AND WIFE**, Mortgagor (Borrower), to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on **MARCH 06, 2023** in Book **2023** at Page **498** as Instrument No. **2023 498** in the Office of the County Recorder for the County of **DELAWARE**, State of **IOWA**.

**AS DESCRIBED IN SAID MORTGAGE**

PROPERTY ADDRESS: **2274 185TH AVE, MANCHESTER, IOWA 52057-8628**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JANUARY 12, 2026**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, ITS SUCCESSORS AND ASSIGNS

**TODD SLEIGHT, VICE PRESIDENT**

POD: 20251217

QL8040120IM - LR - IA



Page 1 of 2



MIN: 101551031010423030

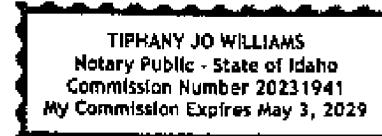
MERS PHONE: 1-888-679-6377

STATE OF IDAHO      COUNTY OF BONNEVILLE      ) ss.

On JANUARY 12, 2026, before me, TIPHANY JO WILLIAMS, personally appeared TODD SLEIGHT known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NOVUS HOME MORTGAGE, A DIVISION OF IXONIA BANK, 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.



TIPHANY JO WILLIAMS (COMM. EXP. 05/03/2029)  
NOTARY PUBLIC



This document contains electronic signatures.