

Recorded: 5/5/2026 at 2:10:53.0 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: 1122

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.: 0006382473



RELEASE OF MORTGAGE

THE undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT 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 APRIL 15, 2024 and executed by DANIEL G. ELLEDGE AND PATRICIA J. ELLEDGE, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, Mortgagor (Borrower), to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT LLC, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on APRIL 22, 2024 in Book 2024 at Page 883 in the Office of the County Recorder for the County of DELAWARE, State of IOWA.

AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: 1217 N 4TH ST, MANCHESTER, IOWA 52057

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on MAY 05, 2026.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT LLC, ITS SUCCESSORS AND ASSIGNS

TRACY ALBERTSON, VICE PRESIDENT

POD: 20260424

VC8040119IM - LR - IA



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MIN: 100491900019676761

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On MAY 05, 2026, before me, AMY COLVIN, personally appeared TRACY ALBERTSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT LLC, 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.



AMY COLVIN (COMM. EXP. 06/15/2030)
NOTARY PUBLIC



This document contains electronic signatures.