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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**COR041634C / 749 1041634 JT/HS MIN: 101043501170112090 MERS Phone: 1-888-679-6377**  
**FATH, ANTHONY M**

**PREPARED BY:**  
JOYCELYN TRAN  
GUILD MORTGAGE COMPANY  
5898 COPLEY DRIVE, 4<sup>th</sup> FLOOR  
SAN DIEGO, CA 92111  
PHONE # 858-627-2387

**RETURN BY MAIL TO:**  
GUILD MORTGAGE CO  
ATTN: PAYOFF DEPARTMENT  
PO BOX 85304  
SAN DIEGO CA 92186-9883

**SATISFACTION OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS that Mortgage Electronic Registration Systems, Inc. as nominee for Premier Lending Alliance, LLC, an Iowa Limited Liability Company, its successors and assigns, as Mortgagee of certain Mortgage, whose parties, dates and recording information are below does hereby acknowledge that the beneficial owner has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said Mortgage.

Original Grantor: **ANTHONY M. FATH, A SINGLE PERSON**  
Original Grantee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PREMIER LENDING ALLIANCE, LLC, AN IOWA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS  
Dated: **6/09/2017** Recorded: **6/14/2017** as Document No. ----, in Book **2017** Page **1846** in the records of the County Recorder of **MADISON**, State of Iowa.

Property Address: **401 S MORGAN SAINT CHARLES, IA 50240**

Legal Description: **SEE ATTACHED EXHIBIT "A"**

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed as a free act and deed the foregoing instrument.

Dated: **MAY 12 2020**

Mortgage Electronic Registration Systems, Inc., as nominee for Premier Lending Alliance, LLC, an Iowa Limited Liability Company, its successors and assigns

\_\_\_\_\_  
**FIDEL GARZA, JR** Assistant Secretary

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

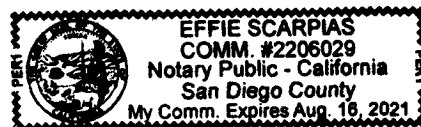
State of California )  
County of San Diego )

On **MAY 12 2020** before me, Effie Scarpas, Notary Public, personally appeared **FIDEL GARZA, JR**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature (Seal)  
Effie Scarpas



**EXHIBIT A**

Commencing at a point on the West line of the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-four (24), in Township Seventy-five (75) North, of Range Twenty-six (26) West of the 5<sup>th</sup> P.M., 16 rods South of the South line of Clanton Street in the Town of St. Charles, Iowa, running thence East parallel with the South line of said Clanton Street, 223 feet, thence South 258 feet, thence East 313 feet, thence South to the South line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ), thence West on the South line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) to the Southwest corner thereof, thence North on the West line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) to the place of beginning.