

BK: 2024 PG: 1417  
Recorded: 6/20/2024 at 10:33:01.0 AM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

RELEASE PREPARED BY  
CELINK/LAUREN ALLWARD  
3900 Capital City Blvd  
Lansing, MI 48906  
866-654-0020

AFTER RECORDING RETURN TO:  
DOC SOLUTIONS ATTN: REGINA MONTS / LORI LOWE 2316 SOUTHMORE AVE PASADENA, TX  
77502

**DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.**

Loan #: 3138612-ER



\* 1 5 0 2 9 4 7 \*

MIN: 10094000094985422

MERS Telephone No. 1-888-679-6377

## **SATISFACTION OF MORTGAGE**

Iowa

KNOW ALL MEN BY THESE PRESENTS, THAT: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns, ("Holder") is the MORTGAGEE of a certain Mortgage executed by MICHAEL KELLY AND NANCY KELLY, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS dated 12/12/2019, recorded on 12/26/2019, recorded in the Official Records of Real Property of MADISON County, State of Iowa, under Book 2019 Page 4096. The Mortgage secures that indebtedness in the principal sum of \$307,500.00 and certain promises and obligations set forth in said Mortgage upon the property situate in said State and County commonly known as 1101 W Jefferson ST, Winterset, IA 50273 described as follows:

SEE ATTACHED EXHIBIT A

Parcel: 820004700410000

Holder hereby certifies as to the cancellation of said Mortgage and hereby directs that same be canceled of record. In Witness Whereof, said Holder has caused these presents to be executed in its name by its proper officers thereunto duly authorized this \_\_\_\_\_ day of JUN 18 2024, \_\_\_\_\_.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns

BY: *Brianna Jones*  
NAME: Brianna Jones  
TITLE: Assistant Secretary

STATE OF MICHIGAN

ACTING IN THE COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared **BRIANNA JONES** the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR American Advisors Group, its successors and assigns, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this \_\_\_\_\_ day of JUN 18 2024.

*Patricia Ling*  
NOTARY PUBLIC in and for the State of MICHIGAN

For Notary Seal:  
**PATRICIA LING**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF CLINTON  
My Commission Expires January 31, 2031  
Acting in the County of Clinton

Mortgage Funding date 12/12/2019 in the amount of \$307,500.00  
Property Address: 1101 W Jefferson ST, Winterset,  
IA 50273

**ADDRESS:**  
c/o MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. Box 2026, Flint, MI 48501-2026

**Exhibit A**

**A tract of land commencing 871 feet and 8 inches West and 553 feet South of the Northeast Corner of the Southwest Quarter (SW1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 173 feet to the middle of the road, thence West 131 feet, thence North 173 feet, thence East 131 feet to the point of beginning.**

**Being the same property conveyed to Michael Kelly and Nancy Kelly, as joint tenants with full rights of survivorship, and not as tenants in common from Charles F. Tibben and Kimberly Tibben, husband and wife by Warranty Deed dated July 13, 2015 and recorded July 22, 2015 among the Land Records of Madison County, State of Iowa in 2015-2049.**

Tax Account #: 820004700410000