

BK: 2024 PG: 362  
Recorded: 2/16/2024 at 12:26:50.0 PM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax:  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

PREPARED BY: TIPHANY JO WILLIAMS, 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 MADISON

LOAN NO.: 0054032685



## RELEASE OF MORTGAGE

THE undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR VALLEY 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 **OCTOBER 14, 2011** and executed by **ANDY W TIBBS AND AMY J TIBBS, HUSBAND AND WIFE**, Mortgagor (Borrower), to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR VALLEY BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on **OCTOBER 18, 2011** in Book **2011** at Page **2775** as Instrument No. **2011 2775** in the Office of the County Recorder for the County of **MADISON**, State of **IOWA**.

**AS DESCRIBED IN SAID MORTGAGE**

PROPERTY ADDRESS: **240 NW 7TH STREET, EARLHAM, IOWA 50072**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **FEBRUARY 16, 2024**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE**

**TIPHANY JO WILLIAMS, VICE PRESIDENT**

POD: 20240206

FM8020113IM - LR - IA



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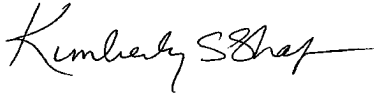


MIN: 100293000036506784

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **FEBRUARY 16, 2024**, before me, **KIMBERLY S. SHAFER**, personally appeared **TIPHANY JO WILLIAMS** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, AS **MORTGAGEE** 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.



**KIMBERLY S. SHAFER (COMM. EXP. 06/05/2029)**  
NOTARY PUBLIC



This document contains electronic signatures.