

BK: 2025 PG: 230
Recorded: 1/27/2025 at 11:19:09.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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 MADISON

LOAN NO.: 0141331124



RELEASE OF MORTGAGE

THE undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR BANKERS TRUST COMPANY, 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 **AUGUST 27, 2021** and executed by **TESSA L SPRAGUE, SINGLE WOMAN**, Mortgagor (Borrower), to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR BANKERS TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on **SEPTEMBER 01, 2021** in Book **2021** at Page **3687** as Instrument No. **2021 3687** in the Office of the County Recorder for the County of **MADISON**, State of **IOWA**.

AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: **230 NE MAPLE AVE, EARLHAM, IOWA 50072-7754**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JANUARY 27, 2025**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE

TRACY ALBERTSON, VICE PRESIDENT

POD: 20250116
FM8020113IM - LR - IA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 27, 2025, before me, ASHLEY GITTINS, personally appeared TRACY ALBERTSON 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.



ASHLEY GITTINS (COMM. EXP. 03/29/2025)
NOTARY PUBLIC



This document contains electronic signatures.