

BK: 2025 PG: 2886
Recorded: 10/28/2025 at 8:28:35.0 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.: 0006422045



RELEASE OF MORTGAGE

THE undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **TEXANA BANK, N.A., 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 **MAY 15, 2024** and executed by **KEANE DOUGLAS WREN AND TAUNYA WREN, 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 **TEXANA BANK, N.A., ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **MAY 29, 2024** in Book **2024** at Page **1143** in the Office of the County Recorder for the County of **MADISON**, State of **IOWA**.

AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: **216 W JEFFERSON ST, WINTERSET, IOWA 50273**

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR **TEXANA BANK, N.A., ITS SUCCESSORS AND ASSIGNS**

TRACY ALBERTSON, VICE PRESIDENT

POD: 20251006

VC8040119IM - LR - IA



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **OCTOBER 27, 2025**, 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 TEXANA BANK, N.A., 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.