

BK: 2025 PG: 3539  
Recorded: 12/29/2025 at 9:32:05.0 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

## ASSIGNMENT OF MORTGAGE

LOAN#: 9074417  
MIN: 100344500090744170

MERS Phone: 1-888-679-6377

Prepared by: Jennifer Freeman, Iowa Bankers Mortgage Corporation  
8901 Northpark Dr., PO Box 6220, Johnston, IA 50131, Phone: 1-800-532-1423  
Return to: Iowa Bankers Mortgage Corporation, Attn: Trailing Docs  
8901 Northpark Dr., PO Box 6220, Johnston, IA 50131, Phone: 1-800-532-1423

**FOR VALUE RECEIVED**, TruBank its successors and assigns, hereby assigns and transfers to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, its successors and assigns, P.O. Box 2026, Flint, MI 48501-2026, all of its right, title and interest in and to a certain mortgage executed by TIMOTHY MCKINNEY AND KELLY MCKINNEY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, to TruBank and bearing the date of 12/22/2025 such Mortgage having been given to secure payment of \$221,000.00 and recorded on 12-29-25 in the office of the Recorder of Madison County, State of IA in Book, Volume, or Liber No. 2025, at Pages 3538, (or as No. \_\_\_\_\_).

Legal Description: See Attached Exhibit A

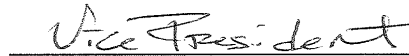
Property Address: 602 W Carpenter St, Saint Charles, IA 50240

Signed on 12-22-25

TruBank



Name, Title: Steven Duane Warrington, Vice President




Name, Title:

STATE OF Iowa

COUNTY OF Warren

This record was acknowledged before me on 12-22-25 by Steven Duane Warrington  
\_\_\_\_\_, as Vice President  
\_\_\_\_\_  
of TruBank.

  
Notary Public



**Exhibit A**

Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, including all that parts of the former right-of-way of the Chicago, Burlington and Quincy Railroad Company, which lies South of the South line of Carpenter Street extended, more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, thence along the South line of the Southeast Quarter (1/4) of the Northeast Quarter of said Section Twenty-three(23), South 85°22'33" West, 1,065.49 feet to the point of beginning, thence continuing along said South line. South 85°22'33" West 255.55 feet to the Southwest Corner of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence along the West line of said Southeast Quarter (1/4) of the Northeast Quarter (1/4) North 00°01'39" East, 319.52 feet, thence Northerly 129.41 feet along a non-tangent, 1,502.84 foot radius curve, concave southeasterly, having a central angle of 04°56'02" and a long chord, North 08°10'33", 129.37 feet; thence along the South line of Carpenter Street extended, North 90°00'00" East, 50.91 feet, thence Southerly 133.65 feet along the westerly line of Lot Thirty-three (33), Kephart's Addition Plat No. (2) to St. Charles, on a 1,452.84 foot radius curve, concave southeasterly, having a central angle of 05°16'15" and a long chord, South 08°22'41" West, 133.61 feet, thence along the south line of said Lot Thirty-three (33), North 89°57'39" East 204.76 feet to the Southeast Corner of said Lot Thirty-three (33), thence South 00°00'21" West, 294.94 feet to the Point of Beginning, said parcel of land contains 1.937 Acres, and Lot Thirty-three (33) of Kephart's Addition to St Charles, Iowa, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa.

