BK: 2026 PG: 3428
Recorded: 11/19/2026 at 10:18:08.0 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.: **3510008674**

RELEASE OF MORTGAGE

THE undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 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 **MARCH 06, 2025** and executed by **GARRETT L. TYLER, A SINGLE MAN AND GRACEN E. SCHRODT, A SINGLE WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, Mortgagor (Borrower), to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded on **MARCH 12, 2025** in Book **2025** at Page **590** as Instrument No. **2025 590** in the Office of the County Recorder for the County of **MADISON**, State of **IOWA**.

AS DESCRIBED IN SAID MORTGAGE

PROPERTY ADDRESS: **2889 235TH STREET, SAINT CHARLES, IOWA 50240**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **NOVEMBER 19, 2026**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS

Tracy Albertson

TRACY ALBERTSON, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **NOVEMBER 19, 2026**, before me, **JACKI WILKINS**, personally appeared **TRACY ALBERTSON** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 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.

JACKI WILKINS (COMM. EXP. 05/13/2032)
NOTARY PUBLIC

JACKI WILKINS
Notary Public - State of Idaho
Commission Number 20190763
My Commission Expires May 13, 2032

This document contains electronic signatures.