

BK: 2026 PG: 343
Recorded: 2/5/2026 at 8:57:28.0 AM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Loan Number : 5202263657
Release of Real Estate Mortgage

Prepared by and Return To:
Liz Volner
TruHome Solutions, LLC
6330 Sprint Pkwy Ste 200
Overland Park, KS 66211-1220
Phone: (913) 214-3561

MERS MIN# 101097300100735673
MERS Phone Number: 1-888-679-6377

Release of Real Estate Mortgage

The undersigned, the present mortgagee(s) of the mortgage hereinafter described, do hereby acknowledge that a certain mortgage bearing the date of August 06, 2020 made and executed by AGNES WARUTERE, 1208 NW 25TH ST, ANKENY, IA 50023, to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for COMMUNITY CHOICE CREDIT UNION, its successors and assigns, whose address is P.O. Box 2026, Flint, MI 48501-2026, and recorded in the records of the Office of the Recorder of the **County of Madison, State of Iowa**, as Instrument No. 2020 2949 in Book 2020, Page 2949 on the day of August 13, 2020 is redeemed, paid off, satisfied and discharged in full.

Property Address: 00 SETTLERS TRAIL, ST CHARLES, IA 50240

Word and phrases herein, including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to context.

Dated this 5th day of February, 2026.
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for COMMUNITY CHOICE CREDIT UNION, its successors and assigns



Tony Gandini, Vice President

STATE OF KANSAS, JOHNSON COUNTY, ss:

On this 5th day of February, 2026 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tony Gandini, to me personally known, who being by me duly sworn, did say that he is the authority of its Vice President; and that the said Tony Gandini, as such officer, acknowledged the execution of said instrument to be voluntary act and deed of said corporation by it and by him voluntarily executed, on behalf of the corporation.

CARRIE L MCHENRY
Notary Public
State of Kansas
Commission Number: 1223900
My Appointment Expires Nov 12, 2028

Electronically Notarized in Person via Simplifile
My commission expires: 11/12/2028

Commission #: 1223900 Carrie L McHenry, Notary Public

