

BK: 2026 PG: 467
Recorded: 2/23/2026 at 9:02:24.0 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

**RELEASE OF REAL ESTATE MORTGAGE
Recorder's Cover Sheet**

Preparer Information:

Allison Galbraith
Northwest Bank
1607 W 18th St.
Spencer, IA
712-262-4100 Fax: 712-262-6599

Return Document To: Allison Galbraith, Northwest Bank, 1607 W 18th St., Spencer, IA
712-262-4100

Mortgagee releasing mortgage:

Northwest Bank f/k/a The First National Bank in Creston

Mortgagor:

Frederick Franklin and Joyce A Franklin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Book 2019 Page 4009

RELEASE OF REAL ESTATE MORTGAGE

The First National Bank in Creston, now known as Northwest Bank pursuant to Articles of Merger filed with the Iowa Secretary of State on May 13, 2024 does hereby acknowledge that a certain mortgage dated December 13, 2019 made and executed by Frederick Franklin and Joyce A Franklin to The First National Bank in Creston, covering real estate described as:

THE SOUTH 69.32 FEET OF THE EAST ONE-THIRD (1/3) OF LOT (1) IN BLOCK TWENTY-THREE (23) OF THE ORIGINAL TOWN OF WINTERSET, MADISON COUNTY, IOWA.

and Recorded on December 17, 2019 as Book 2019 Page 4009 in the records of the Madison County, Iowa Recorder, is redeemed, paid off, satisfied and discharged in full.

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

Dated this 23 day of February 2026.

NORTHWEST BANK f/k/a THE FIRST NATIONAL BANK IN CRESTON

Austin Berry

By: Austin Berry
Its: Asst. Vice President

Dan Waigand

By: Dan Waigand
Its: President

STATE OF Iowa, COUNTY OF Union,

This record was acknowledged before me on 2/23/26, by Austin Berry and Dan Waigand as Asst. Vice President and President of Northwest Bank f/k/a The First National bank in Creston.

Emily Ritter

Signature of Notary Public

