



Document 2026 670

Book 2026 Page 670 Type 05 003 Pages 1
Date 3/12/2026 Time 1:51:41PM
Rec Amt \$7.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

EXA004660V/ 672 1004660 GR/FG
NICCOLI, STEVEN M

MIN: 100019967210046600

MERS Phone: 1-888-679-6377

PREPARED BY:

GRACE RICHARDSON
GUILD MORTGAGE COMPANY
5887 COPLEY DRIVE
SAN DIEGO, CA 92111
PHONE # 858-492-5878

RETURN BY MAIL TO:

GUILD MORTGAGE CO
ATTN: PAYOFF DEPARTMENT
PO BOX 85304
SAN DIEGO CA 92186-9883

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guild Mortgage Company LLC, F/K/A Guild Mortgage Company, its successors and assigns, as Mortgagee of certain Mortgage, whose parties, dates and recording information are below does hereby acknowledge that the beneficial owner has received full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said Mortgage.

Original Grantor: **STEVEN M. NICCOLI AND JANINE M. NICCOLI, HUSBAND AND WIFE, AS JOINT TENANTS**

Original Grantee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS

Dated: **12/3/2014** Recorded: **12/12/2014** as Document No. **2014 3125** in Book: **2014** Page: **3125** in the records of the County Recorder of **MADISON**, State of Iowa.

Property Address: **1694 MCBRIDE RIDGE COURT WINTERSSET, IA 50273**

Legal:

LOT TWO (2) OF COUNTRY ESTATES WEST LOCATED IN THE SOUTHEAST QUARTER (1/4) AND IN THE SOUTHWEST QUARTER (1/4) OF SECTION THREE (3), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF 5TH P.M., MADISON COUNTY, IOWA.

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed as a free act and deed the foregoing instrument.

Dated: **MAR 10 2026**

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guild Mortgage Company LLC, F/K/A Guild Mortgage Company, its successors and assigns


Adrian De Guia, Assistant Secretary

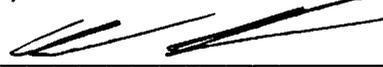
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On **MAR 10 2026** before me, G. Richardson, Notary Public, personally appeared Adrian De Guia, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
G. Richardson

