

BK: 2026 PG: 795
Recorded: 3/24/2026 at 1:42:38.0 PM
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

This instrument prepared by:
ALLEN PENTECOST
PNC BANK, NATIONAL ASSOCIATION
P.O. BOX 8820
DAYTON, OH 45482
800-822-5626
AFTER RECORDING RETURN TO:
ALLEN PENTECOST
P.O. BOX 8820
DAYTON, OH 45482

RELEASE OF MORTGAGE
MIN# 100333000000396495 MERS PHONE: 1-888-679-6377

1000114727
TRISTRAM E COFFIN
PO Date: **3/10/2026**

THIS CERTIFIES that a certain mortgage executed by
TRISTRAM E COFFIN
to **FIRST STATE BANK** dated **April 19, 2012** , calling for the original principal sum of (**\$69,000.00**), and recorded on **04/26/2012** in Mortgage Record Book **2012** Page **1210** and/or Instrument # **2012 1210** , and of the records in the office of the Recorder of **MADISON COUNTY IOWA** , is hereby fully released and satisfied.

IN WITNESS WHEREOF, the undersigned has hereunto set its corporate hand and seal by its proper officers, they being thereto duly authorized, this **24th** day of **March, 2026**.

Tax Parcel ID: _____
Property Address: **1055 CREAMERY RD, DEXTER, IA - 50070**
LOT:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE

By



Its **WENDY M HAIRE**
ASSISTANT SECRETARY

Attest



CONSUELO A TRAVIS

State of **OHIO**)
County of **MONTGOMERY COUNTY**) SS:

Before me, the undersigned, a Notary Public in and for said County and State this **24th** day of **March, 2026**, personally appeared **WENDY M HAIRE, ASSISTANT SECRETARY , MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE**

who as such officers for and on its behalf acknowledged the execution of the foregoing instrument.
Witness my hand and Notarial Seal



ALEDA CALDWELL, NOTARY PUBLIC
Residence - Montgomery
State wide Jurisdiction, Ohio
Expiration Date March 15, 2030
Commission #2020-RE-812656

Notary Public: **ALEDA CALDWELL**
My commission expires: **3/15/2030**