



Document 2013 534

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Recorded: 2/20/2013 at 8:24:49.0 AM

Fee Amount: \$22.00

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓

ANNO ✓

SCAN

CHEK

This instrument was prepared by:
Green Tree Servicing LLC

~~When Recorded return to:~~
Green Tree Servicing LLC
Mortgage Amendments Department
7360 South Kyrene Road T316
Tempe, AZ 85283

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Suite 200
Irvine, CA 92606 #15702860
800-756-3524 Ext. 5011

SUBORDINATION OF MORTGAGE

Acct# 68052514

MERS Phone 1-888-679-6377
MIN# 100015700083420147

Subordination Agreement is null and void if: Not recorded within 90 days of acknowledgment date, corrections or changes are made or aforementioned subordination conditions are not met.

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS"), which is acting solely as nominee for the Lender, Countrywide Home Loans, Inc., and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$30,999.00 dated July 12, 2007 and recorded July 23, 2007, as Instrument No. 2007 2882, Book 2007, Page 2882, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description:

A tract of land described as follows: to-wit; Commencing at a point 643.1 feet South of the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-One (21) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South along the East line of the West Half 91/2) of the Northeast Quarter (1/4) of said Section 831.1 feet, thence South 85 degrees 15' West 135.3 feet, thence South 72 degrees 16' West 140.4 feet, thence South 79 degrees 11' West 139.1 feet, thence South 76 degrees 30' West 335.5 feet, thence South 75 degrees 30' West 233 feet, thence North 01 degrees 16' East 145.5 feet, thence, North 60 degrees 42' East 109 feet, thence North 37 degrees 36' East 158.2 feet, thence North 00 degrees 39' West 116.7 feet, thence North 4 degrees 37' East 213 feet, thence North 28 degrees 30' East 166.8 feet, thence North 81 degrees 04' East 239.3 feet, thence North 83 degrees 41' East 362.9 feet, thence 51 degrees 42' East 510.4 feet to the point of beginning.

Property Address: 2475 195th Trail, Winterset, Iowa 50273-8172

WHEREAS, Green Tree Servicing LLC is the investor, hereinafter referred to as "Investor," for the note that is secured by the Existing Mortgage;

MERS Subordination – Mortgage

1 of 1

WHEREAS, OLIVER L RUSSELL, AND KATHRYN M RUSSELL, WIFE AND HUSBAND, AS JOINT TENTANTS WITH FULL RIGHTS OF SURVIVORSHIP, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

WHEREAS, it is necessary that the new lien to Citibank, N.A., its successors and/or assigns, which secures a note in the amount not to exceed One Hundred Forty Three Thousand Eight Hundred Dollars and 00/100 (\$143,800.00), hereinafter referred to as "New Mortgage", be a first lien on the premises in question,

WHEREAS, MERS and the Investor are willing to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage with the condition that there are no funds from the closing disbursed to the Owners;

NOW THEREFORE, in consideration of the promises and other good and valuable consideration, the receipt of which is hereby acknowledged, MERS and the Investor hereby subordinate the lien of the Existing Mortgage to the Lien of the New Mortgage conditioned upon the above-referenced provisions, so that the New Mortgage will be prior and superior in all respects and with regard to all funds advanced thereunder to the lien of the Existing Mortgage.

Mortgage Electronic Registration Systems, Inc.


Stephanie Rodgers, Assistant Secretary


Witness 1 Bryant Armentrout

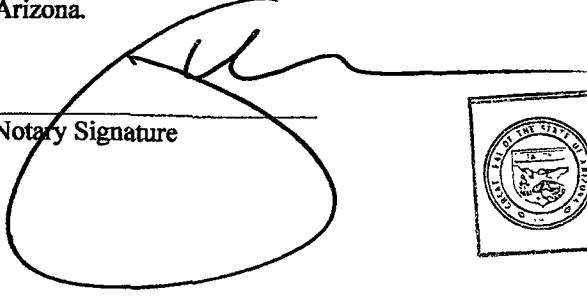

Witness 2

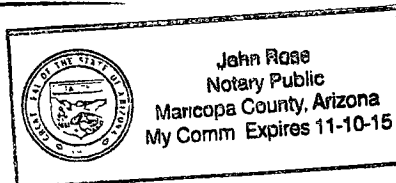
Erica Guillen

State of Arizona}
County of Maricopa} ss.

On the 23rd day of November in the year 2012 before me, the undersigned, personally appeared
Stephanie Rodgers

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Tempe, State of Arizona.


Notary Signature



Green Tree Servicing LLC



Tricia Reynolds Assistant Vice President



Witness 1 Erica Guillen

Witness 2

Bryant Armentrout

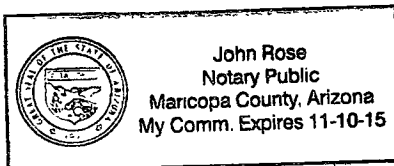
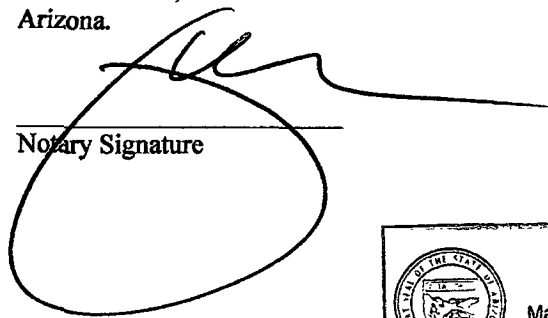
State of Arizona}
County of Maricopa} ss.

On the 23rd day of November in the year 2012 before me, the undersigned, personally appeared

Tricia Reynolds

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Tempe, State of Arizona.

Notary Signature



Order ID: 15502860

Loan No.: 001123367491

EXHIBIT A
LEGAL DESCRIPTION

The following described property:

A tract of land described as follows: to-wit: Commencing at a point 643.1 feet South of the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South along the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section 831.1 feet, thence South 85 degrees 15' West 135.3 feet, thence South 72 degrees 16' West 140.4 feet, thence South 79 degrees 11' West 139.1 feet, thence South 73 degrees 42' West 170 feet, thence South 59 degree 48' West 194 feet, thence South 76 degrees 30' West 335.5 feet, thence South 75 degrees 30' West 233 feet, thence North 01 degrees 16' East 145.5 feet, thence, North 60 degrees 42' East 109 feet, thence North 37 degrees 36' East 158.2 feet, thence North 00 degrees 39' West 116.7 feet, thence North 4 degrees 37' East 213 feet, thence North 28 degrees 30' East 166.8 feet, thence North 81 degrees 04' East 239.3 feet, thence North 83 degrees 41' East 362.9 feet, thence North 51 degrees 42' East 510.4 feet to the point of beginning.

Assessor's Parcel Number: 400072124041000

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