

2024-12-18 13:13 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF FLORIDA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

When Recorded Mail To:
Truist Bank
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 0045842424

RELEASE OF MORTGAGE

THIS CERTIFIES, that a Mortgage executed by MATHEW S NELSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS, dated on 04/26/2013, and recorded in Instrument # 2013 031540 of LAKE County, Indiana, has been fully paid and satisfied, and the same is hereby released.

Dated this 16th day of December in the year 2024.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS

LAStle

LAUREN ASTLE
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 16th day of December in the year 2024, by Lauren Astle as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Aaron Burdick

AARON BURDICK

COMM EXPIRES: 11/22/2028



This Instrument Was Prepared By: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

SMRCN 443364246 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) IMAGES MIN
100196399003978341 MERS PHONE 1-888-679-6377 MERS Mailing Addresses: 11819 Miami St., Suite 100, Omaha,
NE 68164; P.O. Box 2026, Flint, MI 48501-2026 DOCR T162412-12:27:00 [C-1] ERCNN1



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