DELAWARE COUNTY IOWA
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BOOK 2004 PAGE 43
DEBORAH FENTON
DELAWARE CO. RECORDER
31.00

CH6
(X)

FARMERS & MERCHANTS SAVINGS BANK 101 E. MAIN ST. MANCHESTER, IA 52057 (563) 927-4475
(name, address, and phone number of preparer)

State of Iowa — Space Above This Line For Recording Data

MODIFICATION OF OPEN-END MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is 12-10-2003. The parties and their addresses are:

MORTGAGOR: DENNIS J. TINKER AND SUSAN J. TINKER, HUSBAND & WIFE
9207 OAKRIDGE PLACE
JOHNSTON, IA 50131

Junior Schneider & Bev Schneider
Husband & wife
125 Crescent Drive
Manchester, IA 52057

2004-43

LENDER: FARMERS & MERCHANTS SAVINGS BANK
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA
101 E. MAIN ST.
MANCHESTER, IA 52057

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated 09-16-2003 and will be recorded ~~on~~ with this modification. The Security Instrument was recorded in the records of DELAWARE County, Iowa at MANCHESTER. The property is located in DELAWARE County at 20779 257TH STREET, MANCHESTER, IA 52057.

Described as:
CABIN AT SCHNEIDER'S SECTION 23 TOWNSHIP 88 RANGE5 WEST OF THE 5TH PRINCIPAL MERIDIAN. PARCEL #000250230101709

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF $ 175,000.00. LOANS AND ADVANCES UP TO THIS AMOUNT, TOGETHER WITH INTEREST, ARE SENIOR TO INDEBTEDNESS TO OTHER CREDITORS UNDER SUBSEQUENTLY RECORDED OR FILED MORTGAGES AND LIENS.

MODIFICATION. For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*
I/L#630118 DATED 9/16/03 IN THE AMOUNT OF $110,000.00 AND
I/L#630165 DATED 12/10/03 IN THE AMOUNT OF $55,000.00

☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed $ 175,000.00 ☒ which is a $ 50,000.00 ☒ increase ☐ decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.

WARRANTY OF TITLE. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for encumbrances of record.

CONTINUATION OF TERMS. Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

NOTICE TO CONSUMER
(For purposes of this Notice, "You" means Mortgagor)
1. Do not sign this paper before you read it. 2. You are entitled to a copy of this paper. 3. You may prepay the unpaid balance at any time with penalty and may be entitled to receive a refund of unearned charges in accordance with law. 4. If you prepay the unpaid balance, you may have to pay a minimum charge not greater than seven dollars and fifty cents.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

Dennis J Tinker 12-12-03
(Signature) DENNIS J. TINKER (Date)

Susan J Tinker 12-12-03
(Signature) SUSAN J. TINKER (Date)

Junior Schneider 1-5-04
(Signature) Junior Schneider (Date)

Dev Schneider 1-5-04
(Signature) Dev Schneider (Date)

(Signature) (Date)

(Signature) (Date)

ACKNOWLEDGMENT:

(Individual) STATE OF IOWA , COUNTY OF Polk } ss.
On this 10TH day of DECEMBER, 2003 , before me, a Notary Public in the state of Iowa, personally appeared DENNIS J. TINKER; SUSAN J. TINKER, HUSBAND & WIFE to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.
My commission expires:

(Seal)
L. DAVIS
Number 146352
My Commission Expires
2/25/2006

(Notary Public)

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STATE OF IOWA
COUNTY OF DELAWARE

On this 5th day of January, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _Junior Schneider & Bev Schneider_ to me personally known, to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Rosemary Drees

Rosemary Drees Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
Rosemary Drees
COMMISSION NUMBER 144070
My Commission Expires
1/30/05