DELAWARE COUNTY IOWA
FILED
2004 OCT -6 PM 2:30
BOOK 2004 PAGE 3788
DEBORAH L PETSON
DELAWARE CO RECORDER
19.00

CHG

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 09-30-2004. The parties and their addresses are:

MORTGAGOR: MICHAEL F. WESSELS AND JOAN E. WESSELS, HUSBAND & WIFE
101 UNGS COURT
MANCHESTER, IA 52057

2003-3459

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 07-14-2003 and recorded on 07-18-2003. The Security Instrument was recorded in the records of DELAWARE County, Iowa at MANCHESTER, IA. The property is located in DELAWARE County at 101 UNGS COURT, MANCHESTER, IA 52057.

Described as:
LOT ONE (1), BLOCK ONE (1), UNGS' SUBDIVISION OF LOT ONE (1) ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGE 123; SAME BEING A PART OF THE SUBDIVISION OF LOT ONE (1) OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTH ONE-FOURTH (S 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY EIGHT (28), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE FIVE (5) WEST OF THE FIFTH P.M.

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF $ 50,000.00. 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.)*
LOAN # 630093, 630174 & 640157

☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed $50,000.00 ☒ which is a $25,000.00 ☒ 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.

Michael F. Wessels 9/30/04
(Signature) MICHAEL F. WESSELS (Date)

Joan E. Wessels 9/30/04
(Signature) JOAN E. WESSELS (Date)

(Signature) (Date)

(Signature) (Date)

(Signature) (Date)

(Signature) (Date)

ACKNOWLEDGMENT:

(Individual) STATE OF IOWA , COUNTY OF DELAWARE } ss.
On this 30TH day of SEPTEMBER, 2004 , before me, a Notary Public in the state of Iowa, personally appeared MICHAEL F. WESSELS; JOAN E. WESSELS, 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) Luann McQuillen
COMMISSION NUMBER 144089
My Commission Expires
7-30-2005

LuAnn McQuillen (Notary Public)