✓Recorded: 9/30/2013 at 12:06:09.0 PM
Fee Amount: $22.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2013 PG: 3109

AMENDMENT OF MORTGAGE TO INCREASE OPEN-END FEATURE AND NOTICE

Recorder's Cover Sheet

Preparer Information:
Daniel H. Swift, 108 N. Madison Street, PO Box 207, Manchester, IA 52057, Phone: (563) 927-4901

Taxpayer Information:
Larry G. Maiers, 1928 260th Avenue, Earlville, Iowa 52041

Return Address
Community Savings Bank, 106 Northern Avenue, Earlville, Iowa 52041

Grantors:
Larry G. Maiers and Janice E. Maiers

Grantees:
Community Savings Bank

Legal Description: See Page 2

Document or instrument number if applicable:

AMENDMENT OF MORTGAGE TO INCREASE OPEN-END FEATURE AND NOTICE

NOW ON THIS 28th DAY OF SEPTEMBER, 2013, for good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. Larry G. Maiers, a single person, and Janice E. Maiers, a single person, granted to Community Savings Bank, their one certain Real Estate Mortgage dated the 27th day of July, 2012, and filed of record with the Delaware County Recorder on the 30th day of July, 2012, in Book 2012, Page 2471.

2. In said Mortgage, Larry G. Maiers and Janice E. Maiers, then husband and wife, and now as single persons, mortgaged and granted to Community Savings Bank, its successors and assigns, forever, a lien of mortgage on the land and property described therein, to-wit:

> The South five hundred fifty (550) feet of the North one thousand four hundred six (1406) feet of the West six hundred (600) feet of the West one-half (W ½) of the Northwest Quarter (NW ¼) of Section Twenty Three (23), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M.
>
> AND
>
> The West one-half (W ½) of the Northeast Quarter (NE ¼), and the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼), and the South one (1) rod of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Twenty Two (22), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except the East three hundred fifteen (315) feet of said Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) and also except the East three hundred fifteen (315) feet of the South one (1) rod of said Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼), and also except Parcel A, Part of the SW ¼ - NE ¼ Sec. 22, T89N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 3987

3. Larry G. Maiers, a single person, Janice E. Maiers, a single person, and Community Savings Bank, hereby amend said Mortgage and state, from this day forward, said Mortgage as previously recorded, by virtue of this Amendment, secures credit in the amount of Five Hundred Thousand Dollars ($500,000.00). 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.

4. For good and valuable consideration, the receipt of which is hereby acknowledged, the Open-End/Future Advance Clause contained in said Mortgage is increased from Two Hundred Fifty Thousand Dollars ($250,000.00) to Five Hundred Thousand Dollars ($500,000.00).

5. Loans and advances up to Five Hundred Thousand Dollars ($500,000.00), together with interest, are senior to indebtedness to other creditors under subsequently recorded or filed mortgages and liens. However, the priority of a prior recorded mortgage under this Open-End/Future Advance Clause does not apply to loans or advances made after receipt of notice of foreclosure or action to enforce a subsequently recorded mortgage or other subsequently recorded or filed lien.

6. In all other respects, the Mortgage from Larry G. Maiers and Janice E. Maiers to Community Savings Bank dated July 27th, 2012 and recorded July 30th, 2012 in Book 2012, Page 2471, in the office of the Delaware County Recorder, is hereby affirmed, confirmed and ratified.

Larry G. Maiers

STATE OF IOWA, COUNTY OF Delaware, ss:

I, Larry G. Maiers, being first duly sworn on oath, depose and state that I have read the foregoing Amendment of Mortgage to Increase Open-End Feature and Notice, and the statements and allegations contained therein, are true and correct to the best of my present knowledge, belief and information.

SCOTT J. WEGMANN
COMMISSION NUMBER 725828
My Commission Expires:
12-03-2015

Notary Public in and for the State of Iowa

Janice E. Maiers

STATE OF IOWA, COUNTY OF Delaware, ss:

I, Janice E. Maiers, being first duly sworn on oath, depose and state that I have read the foregoing Amendment of Mortgage to Increase Open-End Feature and Notice, and the statements and allegations contained therein, are true and correct to the best of my present knowledge, belief and information.

SCOTT J. WEGMANN
COMMISSION NUMBER 725828
My Commission Expires:
12-03-2015

Notary Public in and for the State of Iowa

COMMUNITY SAVINGS BANK

By _____ V.P.
Scott J. Wegmann
Vice President/Branch Manager

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 28th day of September, 2013 before me, the undersigned, a Notary Public in and for the said State, personally appeared Scott J. Wegmann, to me personally known, who being by me duly sworn, did say he is the Vice President/Branch Manger of the corporation executing the within and foregoing instrument, that (no seal has been procured by the) (the seal affixed hereto is the seal of the) corporation; that the instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors; and that Scott J. Wegmann, as officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

LIZ RUDE
Commission Number 754108
My Commission Expires
1-15-2017

_____
Notary Public in and for said State