Recorded: 6/1/2020 at 1:51:55.0 PM
County Recording Fee: $67.00
Iowa E-Filing Fee: $3.00
Combined Fee: $70.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 1721

Recorder's Cover Sheet – Delaware County

Preparer Information:	Susan Gulinson CoBank, ACB Legal and Loan Processing 6340 S. Fiddlers Green Cir. Greenwood Village, CO 80111 (800) 542-8072
Return Document To:	Susan Gulinson CoBank, ACB Legal and Loan Processing 6340 S. Fiddlers Green Cir. Greenwood Village, CO 80111 (800) 542-8072
Name of Document:	Amendment dated as of May 11, 2020 to Amended and Restated Real Estate Mortgage and Security Agreement dated as of November 17, 2017, as previously amended
Mortgagor:	**IOWA REGIONAL UTILITIES ASSOCIATION D/B/A CENTRAL IOWA WATER ASSOCIATION**
Mortgagee:	**COBANK, ACB**
Legal description(s):	Page 12 See Appendix "B" attached hereto

Document or instrument number of initially recorded documents:

Bremer County, Iowa	on	August 31, 2005	as Document No. 2005 4096
Buchanan County, Iowa	on	August 31, 2005	as Document No. 2005 R03119
Butler County, Iowa	on	July 22, 2010	as ES10-0116
Delaware County, Iowa	on	July 21, 2010	in Book 2010 at Page 2222
Grundy County, Iowa	on	August 10, 1998	as No. 1985 in Book 472 at Page 356
Hardin County, Iowa	on	August 31, 2005	as Document No. 3051
Jasper County, Iowa	on	May 9, 1989	in Book 928 at Page 72
Marion County, Iowa	on	May 22, 1989	in Book 242 at Page 156
Marshall County, Iowa	on	May 15, 1989	as No. 5051-1988-9
Story County, Iowa	on	May 22, 1989	in Book 365 at Page 137
Tama County, Iowa	on	May 15, 1989	in Book 451 at Page 326

Prepared by, and after recording, return to:
Susan Gulinson
CoBank, ACB
Legal and Loan Processing
6340 S. Fiddlers Green Cir.
Greenwood Village, CO 80111
(800) 542-8072

Iowa Regional Utilities Association D/B/A Central Iowa Water Association
1351 Iowa Speedway Drive
Newton, IA 50208-8245
Recording Information: See Schedule I to Appendix "A"
Tax Parcel ID No.: See Appendix "B"
Legal Description: See Appendix "B", Pages 12 which include property descriptions for the County in which the Mortgage is recorded.

AMENDMENT DATED AS OF MAY 11, 2020
TO
AMENDED AND RESTATED
REAL ESTATE MORTGAGE
AND
SECURITY AGREEMENT
DATED AS OF NOVEMBER 17, 2017
AS PREVIOUSLY AMENDED
Made By and Among
IOWA REGIONAL UTILITIES ASSOCIATION D/B/A CENTRAL IOWA WATER ASSOCIATION
as Mortgagor
and
COBANK, ACB
as Mortgagee

THIS INSTRUMENT CONSTITUTES A MORTGAGE AND SECURITY AGREEMENT COVERING BOTH REAL AND PERSONAL PROPERTY OF A TRANSMITTING UTILITY AND IS TO BE CROSS INDEXED IN ALL INDICES IN WHICH ARE RECORDED LIENS, MORTGAGES, OR OTHER ENCUMBRANCES AGAINST REAL AND PERSONAL PROPERTY AND FIXTURES, INCLUDING THE MORTGAGE INDEX AND THE UCC INDEX.

PURSUANT TO IOWA CODE SECTION 554B.3 (1997) THIS INSTRUMENT CONSTITUTES A LIEN ON ALL AFTER ACQUIRED PROPERTY OF THE MORTGAGOR.

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF $152,416,000.00. LOANS AND ADVANCES UP TO THIS AMOUONT, TOGETHER WITH INTEREST, ARE SENIOR TO INDEBTEDNESS TO OTHER CREDITORS UNDER SUBSEQUENTLY RECORDED OR FILED MORTGAGES AND LIENS.

THIS AMENDMENT, dated as of May 11, 2020 (hereinafter called this "Amendment") to the AMENDED AND RESTATED REAL ESTATE MORTGAGE AND SECURITY AGREEMENT dated as of November 17, 2017, as previously amended (the "Mortgage"), is made by **IOWA REGIONAL UTILITIES ASSOCIATION D/B/A CENTRAL IOWA WATER ASSOCIATION** (hereinafter called the "Mortgagor"), a nonprofit corporation existing under the laws of the State of Iowa, and **COBANK, ACB** (hereinafter called "CoBank" or the "Mortgagee"), a federally-chartered instrumentality of the United States. Capitalized terms used herein but not defined herein shall have the meanings assigned in the Mortgage.

WHEREAS, Mortgagor and CoBank wish to amend and restate Appendix A attached to the Mortgage to update and add additional obligations secured by the Mortgage; and increase the Maximum Debt Limit provided for therein; and

NOW, THEREFORE, in consideration of the above premises and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. **APPENDIX A – CERTAIN OBLIGATIONS; ETC.**, as amended and restated, effective as of May 11, 2020, in the form attached hereto and incorporated herein by this reference, hereby replaces and supersedes the **APPENDIX A – CERTAIN OBLIGATIONS; ETC.** (as Amended and Restated Effective as of December 5, 2018) appended to the Mortgage.

2. A true and correct copy of **APPENDIX B – MORTGAGED PROPERTY** to the Mortgage is appended hereto and incorporated herein by this reference.

3. The Mortgage, as amended to date, continues to serve as security for all past, current and future loans, indebtedness, liabilities and obligations of every kind and nature which currently exist or may exist in the future between the Mortgagor and CoBank.

4. This Amendment shall not be construed as a novation of the promissory note(s) or other obligations secured by the Mortgage.

5. Except as specifically amended hereby, all other terms and conditions of the Mortgage shall remain in full force and effect, in all other respects are fully confirmed and ratified, and the Mortgage shall continue as a lien upon the Mortgaged Property.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, each of the **IOWA REGIONAL UTILITIES ASSOCIATION D/B/A CENTRAL IOWA WATER ASSOCIATION**, as Mortgagor, and **COBANK, ACB**, as Mortgagee, have executed this Amendment to the Mortgage to be signed in its name and its corporate seal to be hereunto affixed and thereunto duly authorized, all as of the day and year first above written.

IOWA REGIONAL UTILITIES ASSOCIATION D/B/A CENTRAL IOWA WATER ASSOCIATION,
Mortgagor

(SEAL)

By: Ronald Dunsbergen Pres
Printed Name: Ronald Dunsbergen
Title: President

By: Delwin Van Zante, Sec
Printed Name: Delwin Van Zante
Title: Secretary

NOTARIES CONTINUE ON NEXT PAGE

5/29/20
BJ

STATE OF IOWA)
)
COUNTY OF JASPER)

This instrument was acknowledged before me on this 19th day of May, 2020, by Ronald Dunsbergen as President of Iowa Regional Utilities Association d/b/a Central Iowa Water Association .

(SEAL)

TODD ROZENDAAL
Commission Number 749123
My Commission Expires
9-27-2022

Notary Public
Printed Name: Todd Rozendaal

ROW Manager
Title (and Rank)

My commission expires: 09/27/2022

STATE OF IOWA)
)
COUNTY OF MARION)

This instrument was acknowledged before me on this 19th day of May, 2020, by Delwin Van Zante as Secretary of Iowa Regional Utilities Association d/b/a Central Iowa Water Association.

(SEAL)

TODD ROZENDAAL
Commission Number 749123
My Commission Expires
9-27-2022

Notary Public
Printed Name: Todd Rozendaal

ROW Manager
Title (and Rank)

My commission expires: 09/27/2022

COBANK, ACB, Mortgagee

By: Corey North

Printed Name: Corey North

Title: Assistant Corporate Secretary

STATE OF COLORADO)
)
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 29th day of May, 2020 by Corey North, as Assistant Corporate Secretary of CoBank, ACB, a federally-chartered instrumentality of the United States.

Witness my hand and official seal.

(NOTARIAL SEAL)

KRISTEN DOHERTY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114046234
MY COMMISSION EXPIRES JULY 22, 2023

By: Kristen Doherty

Notary Public Kristen Doherty

My commission expires: 07-22-2023

APPENDIX A – CERTAIN OBLIGATIONS, ETC.
(As Amended and Restated Effective as of May 11, 2020)

1. The "Original Mortgage" referred to in the Recitals of the Amended and Restated Real Estate Mortgage and Security Agreement dated as of November 17, 2017 are as follows:

See Schedule 1 to Appendix A attached hereto.

2. The existing "Obligations" referred to in Section 1.01 of the Amended and Restated Real Estate Mortgage and Security Agreement dated as of November 17, 2017, as amended, are as follows:

Promissory Note No.	Note Date	Principal Amount	Maturity Date
18196403T03	November 17, 2017	$6,750,000.00	June 20, 2027
18196403T11-A (which amended and restated 18196403T11 dated November 17, 2017)	September 13, 2019	$6,400,000.00	December 31, 2028
18196403T16-A (which amended and restated 18196403T16 dated November 17, 2017	September 13, 2019	$22,361,386.76	January 20, 2036
18196403T17-A (which amended and restated 18196403T17 dated November 17, 2017)	September 13, 2019	$4,500,000.00	December 20, 2044
18196403T18-A (which amended and restated 18196403T18 dated November 17, 2017)	September 13, 2019	$5,000,000.00	December 20, 2037
18196403T19-A (which amended and restated 18196403T19 dated December 5, 2018)	September 13, 2019	$3,000,000.00	December 20, 2038
18196403S03	November 17, 2017	$5,000,000.00	October 31, 2020, or such later date as CoBank may authorize in writing

3. The "Credit Agreements" referred to in Section 1.01 of the Amended and Restated Real Estate Mortgage and Security Agreement dated as of November 17, 2017 are as follows:

Agreement Description	Agreement Date
Credit Agreement 18196403SLA, as amended	November 17, 2017

4. The additional "Obligations" referred to in Section 1.01 are as follows:

Promissory Note No.	Note Date	Principal Amount	Maturity Date
18196403T22	May 11, 2020	$18,196,410.03	January 20, 2050
18196403T23	May 11, 2020	$5,000,000.00	November 20, 2050

5. The "Maximum Debt Limit" is: $152,416,000.00.

SCHEDULE 1 to APPENDIX A
TO
AMENDED AND RESTATED REAL ESTATE MORTGAGE
AND SECURITY AGREEMENT

Original Mortgage

Real Estate Mortgage (Iowa) dated as of May 4, 1989 between Central Iowa Water Association and CoBank, ACB (formerly known as the National Bank for Cooperatives, successor in interest through merger of the Omaha Bank for Cooperatives, Central Bank for Cooperatives and various other district banks for cooperatives), as amended, recorded as:

Recorded In	Recording Information
Jasper County, IA	Recorded on 5/9/1989 in Book 928 at Page 72
Marshall County, IA	Recorded on 5/15/1989 at No. 5051-1988-9
Tama County, IA	Recorded on 5/15/1989 in Book 451 at Page 326
Marion County, IA	Recorded on 5/22/1989 at in Book 242 at Page 156
Story County, IA	Recorded on 5/22/1989 in Book 365 at Page 137
Mahaska County, IA	Recorded on 6/16/1989 in Book 290 at Page 423
Polk County, IA	Recorded on 6/26/1989 in Book 616 at Page 762
Poweshiek County, IA	Recorded on 6/9/1989 in Book 464 at Page 373

Real Estate Mortgage – Iowa dated as of September 19, 1990 between Central Iowa Water Association (f/k/a Jasper County Water Association) and CoBank, ACB (formerly known as the National Bank for Cooperatives, successor in interest through merger of the Omaha Bank for Cooperatives, Central Bank for Cooperatives and various other district banks for cooperatives), as amended, recorded as:

Recorded In	Recording Information
Tama County, IA	Recorded on 10/22/1990 in Book 461 at Page 419; rerecorded on October 29, 1990 in Book 461 at Page 471

Real Estate Mortgage – Iowa dated as of October 5, 1992 between Central Iowa Water Association and CoBank, ACB (formerly known as the National Bank for Cooperatives), recorded as:

Recorded In	Recording Information
Jasper County, IA	Recorded on 1/25/1993 at No. 5048 in Book 1001 at Page 440
Marshall County, IA	Recorded on 12/28/1992 at No. 4336-1992
Tama County, IA	Recorded on 4/2/1993 in Book 490 at Page 163
Marion County, IA	Recorded on 2/8/1993 at No. 3764 in Book 291 at Page 140
Story County, IA	Recorded on 4/2/1993 at No. 07127 in Book 485 at Page 130
Mahaska County, IA	Recorded on 3/23/1993 at No. 770 in Book 327 at Page 347
Polk County, IA	Recorded on 4/2/1993 at No. 073443 04336 in Book 6748 at Page 934
Poweshiek County, IA	Recorded on 3/1/1993 in Book 504 at Page 372

Real Estate Mortgage and Security Agreement dated as of August 3, 1998 between Central Iowa Water Association and CoBank, ACB, recorded as:

Recorded In	Recording Information
Grundy County, IA	Recorded on 8/10/1998 at No. 1985 in Book 472 at Page 356

Amended and Restated Real Estate Mortgage and Security Agreement dated as of August 3, 1998 between Central Iowa Water Association and CoBank, ACB (formerly known as the National Bank for Cooperatives, successor in interest through merger of the Omaha Bank for Cooperatives, Central Bank for Cooperatives and various other district banks for cooperatives), recorded as:

Recorded In	Recording Information
Jasper County, IA	Recorded on 8/5/1998 at No. 8131 in Book 1121 at Page 504
Marshall County, IA	Recorded on 8/10/1998 at No. 9805254
Tama County, IA	Recorded on 8/7/1998 at No. 470 in Book 579 at Page 142
Marion County, IA	Recorded on 8/7/1998 at No. 4838 in Book 418 at Page 62
Story County, IA	Recorded on 8/4/1998 at No. 98-10853
Mahaska County, IA	Recorded on 8/7/1998 at No. 2915 in Book 404 at Page 1
Polk County, IA	Recorded on 8/5/1998 at No. 012140 in Book 7976 at Page 736
Poweshiek County, IA	Recorded on 8/7/1998 at No. 3140 in Book 583 at Page 409

Amended and Restated Real Estate Mortgage and Security Agreement dated as of July 22, 2005 between Iowa Regional Utilities Association and CoBank, ACB, as amended, recorded as:

Recorded In	Recording Information
Bremer County, IA	Recorded on 8/31/2005 as Document No. 2005 4096
Buchanan County, IA	Recorded on 8/31/2005 as Document No. 2005R03119
Grundy County, IA	Recorded on 8/31/2005 in Book 2005 at Page 2360
Hardin County, IA	Recorded on 8/31/2005 as Document No. 3051
Jasper County, IA	Recorded on 8/30/2005 as Document No. 05-07138
Marshall County, IA	Recorded on 8/30/2005 as Document No. 2005-00006215
Tama County, IA	Recorded on 8/30/2005 as Instrument No. 000791 in Book 752 at Page 351
Marion County, IA	Recorded on 8/30/2005 as Document No. 05-5274
Story County, IA	Recorded on 8/30/2005 as Instrument No. 2005-00010745

Amended and Restated Real Estate Mortgage and Security Agreement dated as of June 28, 2010 between Iowa Regional Utilities Association and CoBank, ACB, recorded as:

Recorded In	Recording Information
Bremer County, IA	Recorded on 7/19/2010 at No. 20102897
Butler County, IA	Recorded on 7/22/2010 at No. ES10-0116
Grundy County, IA	Recorded on 7/20/2010 at No. ES10-0155
Jasper County, IA	Recorded on 7/20/2010 at No. 201000004226
Marshall County, IA	Recorded on 7/19/2010 at No. 201000003868
Tama County, IA	Recorded on 7/19/2010 in Book 871 at Page 793
Buchanan County, IA	Recorded on 7/29/2010 at No. E10-00546
Delaware County, IA	Recorded on 7/21/2010 in Book 2010 at Page 2222
Hardin County, IA	Recorded on 7/22/2010 at Document 2010 1921
Marion County, IA	Recorded on 7/20/2010 at No. 10-3246
Story County, IA	Recorded on 7/19/10 at No. 2010-00006788

Amended and Restated Real Estate Mortgage and Security Agreement dated as of December 16, 2014 between Iowa Regional Utilities Association d/b/a/ Central Iowa Water Association and CoBank, ACB, recorded as:

Recorded In	Recording Information
Bremer County, IA	Recorded on 7/23/2015 at Number 20153135
Butler County, IA	Recorded on 7/23/2015 at Number 2015-1763
Grundy County, IA	Recorded on 7/23/2015 at No. ES15-0373 In Book ES15 at Page 0373
Jasper County, IA	Recorded on 7/23/2015 at Instrument No. 201500004095
Marshall County, IA	Recorded on 7/23/2015 at Doc. No. 201500003618
Tama County, IA	Recorded on 7/23/2015 in Book 946 at Page 477
Buchanan County, IA	Recorded on 7/23/2015 at Number 2015R02120
Delaware County, IA	Recorded on 7/23/2015 in Book 2015 at Page 1969
Hardin County, IA	Recorded on 7/23/2015 at Document 2015 1749
Marion County, IA	Recorded on 7/24/2015 at Instrument No. 15-3247 in Book 2015 at Page 3247
Story County, IA	Recorded on 7/24/2015 at Instrument No. 2015-00007010
Dubuque County, IA	Recorded on 7/23/2015 at Number 201500009555

Amended and Restated Real Estate Mortgage and Security Agreement dated as of November 17, 2017 between Iowa Regional Utilities Association d/b/a Central Iowa Water Association and CoBank, ACB, recorded as:

Recorded In	Recording Information
Bremer County, IA	Recorded on 12/7/2017 at Number 20174780
Butler County, IA	Recorded on 12/6/2017 at Number 2017-2924
Grundy County, IA	Recorded on 12/6/2017 at Number 2017-2372
Jasper County, IA	Recorded on 12/7/2017 at Instrument No. 201700007473
Marshall County, IA	Recorded on 12/7/2017 at Doc. No. 201700006996
Tama County, IA	Recorded on 12/6/2017 in Book 12052 at Page 3498
32Buchanan County, IA	Recorded on 12/6/2017 at Number 2017R04086
Delaware County, IA	Recorded on 12/6/2017 in Book 2017 at Page 3329
Hardin County, IA	Recorded on 12/6/2017 at YR: 2017 NO: 3217
Marion County, IA	Recorded on 12/7/2017 at Instr. Number 17-5382 in Book 2017 at Page 5382
Story County, IA	Recorded on 12/6/2017 at Instr. Number 2017-12331
Black Hawk County, IA	Recorded on 12/7/2017 at Number 201800009770
Franklin County, IA	Recorded on 12/8/2017 at Number 20172529

APPENDIX B – MORTGAGED PROPERTY

(A True and Correct Copy from Amended and Restated Real Estate Mortgage and Security Agreement dated November 17, 2017)

1. Legal descriptions of real property in which the Mortgagor has a fee estate (please note that only property descriptions for the county in which the Mortgage is recorded are attached):

DELAWARE COUNTY, IOWA

CIWA Parcels A-52 and A-53
DELAWARE COUNTY
(GREELEY TOWER SITE #1)
(GREELEY TOWER SITE #2)

Lots Seventeen (17) and Nineteen (19), EXCEPT the West Seventy (70.0) feet of said Lots, in Block Three (3) in the original Town of Greeley, Iowa, according to plat recorded in Book E L.D., Pages 320-321.

The North Thirty (30.0) feet of the West Seventy (70.0) feet of Lot Seventeen (17), Block Three (3) in the original Town of Greeley, Delaware County, Iowa; Also all that part of Lots Seventeen (17) and Nineteen (19), Block Three (3), Greeley, Iowa, described as commencing at a point Thirty (30.0) feet South of the Northwest corner of Lot Seventeen (17), thence South Sixty-two (62.0) feet, thence East Seventy (70.0) feet, thence North Sixty-two (62.0) feet, thence West Seventy (70.0) feet to point of beginning.

CIWA Parcel A-54
DELAWARE COUNTY
(DUNDEE BOOSTER SITE)

Parcel A, Part of the South One-half (S½) of the Southwest Quarter (SW¼) of Section Twenty-seven (27), Township Ninety (90) North, Range Five (5) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 3383.

2. Legal descriptions of real property in which the Mortgagor has a leasehold estate:

None

3. Counties in which real property of the Mortgagor is located:

Bremer, Buchanan, Butler, Delaware, Grundy Hardin , Jasper, Marion, Marshall Tama and Story Counties, Iowa (Real Property and Water Utility Facilities)

Black Hawk and Franklin Counties, Iowa (Water Utility Facilities)