



Document 2020 2282

Book 2020 Page 2282 Type 04 002 Pages 4
Date 6/29/2020 Time 9:14:35AM
Rec Amt \$22.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Charles Duane Gordon
611 W Hwy 92
Winterset, IA 50273

Phone: (515) 462 - 2161

✓ **Return To:** Jayne Maxwell
611 W Hwy 92
Winterset, IA 50273

Full Legal Description Located on Page: 2

Lender Name Located on Page: 1

Grantor/Mortgagor/Borrower Name Located on Page: 1

Modification of Open-End Mortgage

With Future Advance Clause

The date of this Open-End Mortgage ("*Security Instrument*") is June 24, 2020.

Mortgagor

HUNTER NORLAND
Spouse of CHELSI LANUS
CHELSI LANUS
Spouse of HUNTER NORLAND
8655 BRIDGEWOOD BLVD #6123
WEST DES MOINES, IA 50266

Lender

Union State Bank
Organized and existing under the laws of the state
of Iowa
611 W Hwy 92
PO Box 110
Winterset, IA 50273

Date: June 24, 2020

Loan Number: 4260033000

Background. Mortgagor and Lender entered into a Security Instrument dated September 4, 2019 and recorded on September 6, 2019. The Security Instrument was recorded in the records of Madison County, Iowa at Book 2019 Page 2816. The property is located in MADISON County at 1819 Millstream Ct, WINTERSET, IA 50273.

Described as: LOT TWENTY-SIX (26) OF COVERED BRIDGE ESTATES, A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION EIGHTEEN(18) OF TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

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.

A promissory note between Lender and HUNTER NORLAND and CHELSI LANUS (the "Borrower") dated September 4, 2019 as modified by the loan modification agreement signed by Borrower and dated the same date as this Modification (the "Loan Modification Agreement"). The Loan Modification Agreement states that Borrower owes Lender Two hundred seventy five thousand and 00/100 Dollars (U.S. \$275,000.00) plus interest. Borrower has promised to pay this debt in regular periodic payments and to pay the debt in full not later than September 4, 2020.


Maximum Obligation Limit. The total principal amount secured by the Security Instrument at any one time will not exceed \$275,000.00 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.

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.

Mortgagor


HUNTER NORLAND

6/25/2020
Date

Chelsi Lanus 6/25/20
CHELSI LANUS Date

Lender

Union State Bank

a/an Iowa Banking Corporation

Duane Gordon 6-25-20
Date

Acknowledgment

State of Iowa

County of Madison

This instrument was acknowledged before me on 6-25-20 by HUNTER NORLAND.

Duane Gordon
Notary Public

Duane Gordon
(Print Name)

My commission expires: _____



Acknowledgment

State of Iowa

County of Madison

This instrument was acknowledged before me on 6-25-20 by CHELSI LANUS.

Duane Gordon
Notary Public

Duane Gordon
(Print Name)

My commission expires: _____



Acknowledgment

State of Iowa

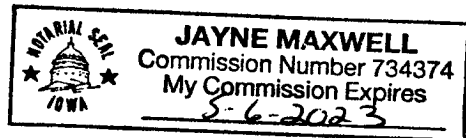
County of Madison

This instrument was acknowledged before me on 6-25-20 by Duane Gordon, Vice President of Union State Bank.

Jayne Maxwell
Notary Public

Jayne Maxwell
(Print Name)

My commission expires: 5-6-2023



Loan Origination Organization: Union State Bank

NMLS ID: 435185

Loan Originator: Charles Duane Gordon

NMLS ID: 471740