

BK: 2020 PG: 2668
Recorded: 7/24/2020 at 11:40:48.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

FOR RECORDER'S USE ONLY

Prepared By: **GEOFF GADE, WEST BANK, 1601 22ND STREET, WEST DES MOINES, IA 50266,**
(515) 222-2300

RECORDATION REQUESTED BY:
WEST BANK, MAIN BANK, 1601 22ND STREET, WEST DES MOINES, IA 50266

WHEN RECORDED MAIL TO:
WEST BANK, MAIN BANK, 1601 22ND STREET, WEST DES MOINES, IA 50266

MODIFICATION OF MORTGAGE

The names of all Grantors (sometimes "Grantor") can be found on page 1 of this Modification. The names of all Grantees (sometimes "Lender") can be found on page 1 of this Modification. The property address can be found on page 1 of this Modification. The legal description can be found on page 1 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

THIS MODIFICATION OF MORTGAGE dated July 22, 2020, is made and executed between DENNIS E HANNA and SHARILYN K HANNA, whose address is 210 N WALNUT ST, SAINT CHARLES, IA 50240 (referred to below as "Grantor") and WEST BANK, whose address is 1601 22ND STREET, WEST DES MOINES, IA 50266 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 15, 2020 (the "Mortgage") which has been recorded in MADISON County, State of Iowa, as follows:

ORIGINAL MORTGAGE FILED IN MADISON COUNTY 2/21/12 BOOK 2012 PAGE 512.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in MADISON County, State of Iowa:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 3.000 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 384 ON APRIL 28, 1993 IN OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

The Real Property or its address is commonly known as **BARE LAND, ST CHARLES, IA 50240.**

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

INCREASE MORTGAGE AMOUNT TO \$20,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also

MODIFICATION OF MORTGAGE
(Continued)

to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 22, 2020.

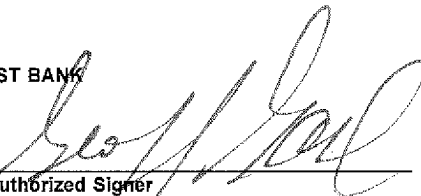
GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.

GRANTOR:

X 
DENNIS E HANNA

X 
SHARILYN K HANNA

LENDER:

WEST BANK
X 
Authorized Signer

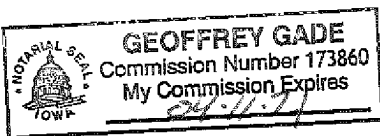
GEOFF GADE, VICE PRESIDENT

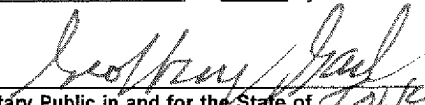
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Iowa
COUNTY OF Polk

)
) SS
)

This record was acknowledged before me on July 22, 2020 by DENNIS E HANNA and SHARILYN K HANNA.




Notary Public in and for the State of Iowa
My commission expires 04-11-21

MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

This record was acknowledged before me on July 22nd, 2010 by Geoffrey
Gade as Vice President of WEST BANK.



[Signature]
Notary Public in and for the State of Iowa
My commission expires 7-29-2012