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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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**CONSTRUCTION CONVERSION MODIFICATION AGREEMENT  
(Fixed Interest Rate)**

Prepared by and Return to: MidWestOne Bank, Vicky Felderman, 895 Main Street, Dubuque, IA 52001 (563) 589-7164

PO Box 938

Loan #4835977200001

**TWO ORIGINAL MODIFICATION AGREEMENTS MUST BE EXECUTED BY THE BORROWER: ONE ORIGINAL IS TO BE FILED WITH THE NOTE AND ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE THE SECURITY INSTRUMENT IS RECORDED.**

This Construction Conversion Modification Agreement (the "Agreement"), made and effective this 22nd day of September, 2020, between **\*\*MidWestOne Bank, an Iowa State Banking Corporation** ("Lender") and **John B. Wilson, a married person** ("Borrower"), and **John B. Wilson and Adrian E. Wilson, Husband and Wife** ("Mortgagor") modifies and amends certain terms of Borrower's indebtedness evidenced by (1) the interim construction financing fixed interest rate Note (the "Fixed Rate Note") to Lender dated the 28th day of December, 2018 in the original principal sum of U.S. \$425,000.00 and secured by (2) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") and Rider(s), if any, dated the same date as the Fixed Rate Note and recorded as **Doc #2019 144, in Book 2019 Page 144** in the records of **MADISON** County, State of **Iowa**. The Security Instrument covers the real and personal property described in the Security Instrument and defined as the "Property", located at:

2869 104<sup>th</sup> Ct, Van Meter, IA 50261-8040

the real property described being set forth as follows:

*Lot Five (5) of Bluebird Estates Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5) and in Government Lots Four (4) and Seven (7) in Section Six (6), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) west of the 5th P.M., Madison County, Iowa.*

Borrower, Lender and Mortgagor agree that on or before the date of this Agreement the construction or renovation, as applicable, of the Property has been completed and that all loan proceeds have been disbursed to Borrower in accordance with the terms of the Fixed Rate Note. Borrower, Lender and Mortgagor have agreed to modify the terms of the Fixed Rate Note and Security Instrument in accordance with the terms of this Agreement. This Agreement is not a novation.

In consideration of the mutual promises and agreements exchanged, Lender, Borrower and Mortgagor agree as follows (notwithstanding anything to the contrary contained in the Fixed Rate Note and Security Instrument):

**Borrower and Lender agree to modify the terms of the Fixed Rate Note in accordance with the terms of this Agreement as follows:**

1. Current Loan Balance. As of September 22, 2020, the amount payable under the Fixed Rate Note and Security Instrument, each as modified by this Agreement, (the "Unpaid Principal Balance") is U.S. \$220,000.00.

Interest, if any, has been paid through the date of this Agreement.

2. Note Modification. The terms and provisions of the interim construction financing stated in the Fixed Rate Note in Paragraphs 2 and 3, are amended and modified as follows:

(a) Interest. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the unpaid principal until the full amount of the Unpaid Principal Balance has been paid. Borrower must pay interest at a yearly rate of 3.000%. This interest rate shall apply both before and after any default described in the Fixed Rate Note.

(b) Payments. Borrower promises to make monthly payments in the amount of U.S. \$947.31.

Borrower shall pay principal and interest by making a payment every month. Borrower shall make the monthly payment on the 1st day of each month beginning on November 1, 2020. Borrower shall make these payments every month until Borrower has paid all of the principal and interest and any other charges described in the Fixed Rate Note. The monthly payments shall be applied as stated in the Fixed Rate Note.

If on October 1, 2049, (the "Maturity Date"), Borrower still owes amounts under the Fixed Rate Note and the Security Instrument, each as amended by this Agreement, Borrower will pay those amounts in full on the Maturity Date.

Borrower must make the monthly payments at the place stated in the Fixed Rate Note or such other place as Lender may require.

(d) Other Terms Remain in Effect. Other terms, including, without limitation, terms related to Borrower's right to prepay, loan charges, late charges and default, obligations of persons under the Note and payment in full in the event of a sale or transfer of the property, that are stated in the Fixed Rate Note remain in full force and effect.

(e) Compliance with Covenants. Borrower shall comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument.

**Borrower, Lender and Mortgagor agree to modify the terms of the Security Instrument in accordance with the terms of this Agreement as follows:**

3. Amendments to the Security Instrument. The terms and provisions of the interim construction financing stated in the Security Instrument are amended and modified as follows; those marked are applicable:

(a) Increase in Principal Balance. The Unpaid Principal Balance of the Note that is secured by this Security Instrument has been increased by U.S. \$ N/A.

(b) Decrease in Principal Balance. The Unpaid Principal Balance of the Note that is secured by this Security Instrument has been decreased by U.S. \$ 205,000.00.

(c) Change in Maturity Date. The Unpaid Principal Balance if not paid sooner is due in full not later than N/A.


(d) Security Instrument Riders Cancelled. The rider(s) to the Security Instrument pertaining to the interim construction financing are null and void and of no further effect as of the date of this Agreement.

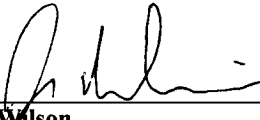
(e) Additional Security Instrument Rider(s). The terms and conditions of the Security Instrument are further amended and modified by the terms and conditions stated in the

Security Instrument Rider(s), dated the date of this Agreement, fully executed and delivered by Borrower, and attached to and incorporated into this Agreement by reference.

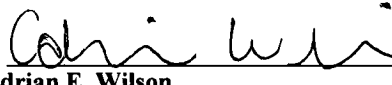
- 4. Recordation. This Agreement shall be recorded, together with any applicable attachments, in all places where the Security Instrument is recorded.
- 5. No Release. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Fixed Rate Note or Security Instrument. Except where otherwise specifically provided in this Agreement, the Fixed Rate Note and Security Instrument shall remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions of these instruments, as amended by this Agreement.

In Witness Whereof, Lender and Borrower have executed this Agreement.

  
 \_\_\_\_\_  
 Gary J. Keleher, Vice President  
 MidWestOne Bank  
 NMLS No. 465247

  
 \_\_\_\_\_ (Seal)  
 John B. Wilson - Borrower/Mortgagor

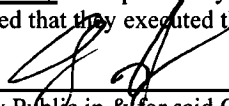
  
 \_\_\_\_\_  
 David Recker, Vice President  
 MidWestOne Bank

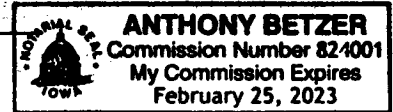
  
 \_\_\_\_\_ (Seal)  
 Adrian E. Wilson - Mortgagor

\_\_\_\_\_[Space Below This Line For Acknowledgment in Accordance with Laws and Jurisdiction]\_\_\_\_\_

State of Iowa, County of Polk

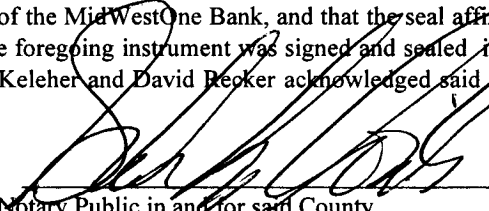
On this 22nd day of September, 2020, before me, a Notary public in the State of Iowa, personally appeared John B. Wilson and Adrian E. Wilson, Husband and Wife, to me personally known to be the person(s) name(s) in and who executed the foregoing instrument and acknowledged that they executed the same as his/her/their voluntary act and deed.

  
 \_\_\_\_\_  
 Notary Public in & for said County & State  
 Comm Expires \_\_\_\_\_



State of Iowa, County of Dubuque

On this 22nd day of September, 2020, before me, a Notary Public of Iowa in and for Dubuque County, appeared Gary J. Keleher and David Recker, personally known who, being by me duly sworn, did say that they are the Vice President and Vice President respectively, of the MidWestOne Bank, and that the seal affixed to the foregoing instrument is the corporate seal of said bank, and that the foregoing instrument was signed and sealed in behalf of said Bank by authority of its board of directors, and said Gary J. Keleher and David Recker acknowledged said instrument to be the voluntary act and deed of said Bank.

  
 \_\_\_\_\_  
 Notary Public in and for said County  
 Comm Expires: 8/7/21



\*\*The event causing the change of name or identity of the owner of said Mortgage was the merger of MidWestOne Bank with American Trust & Savings Bank, with MidWestOne Bank being the survivor of the merger. A copy of the Articles of Merger was recorded on the 23rd day of July, 2019, in the Office of the Recorder for Madison County, State of Iowa in Book 2019, Page 2253.

Loan Origination Company & NMLS Id: MidWestOne Bank - 528720  
 Loan Originator & NMLS Id: Gary J. Keleher - 465247

