

**BK: 2020 PG: 393**  
**Recorded: 2/5/2020 at 3:29:05.0 PM**  
**Pages 4**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

\_\_\_\_\_ **State of Iowa** \_\_\_\_\_ **Space Above This Line For Recording Data** \_\_\_\_\_

Prepared By:

GEORGE MEINECKE, CITY STATE BANK, 801  
MAIN, P.O. BOX 159, NORWALK, IA.  
PH:515-981-4234

Return To:

CITY STATE BANK, 801 MAIN, P.O. BOX 159,  
NORWALK, IA. 50211

## **MODIFICATION OF OPEN-END MORTGAGE**

**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is JANUARY 31,  
2020 . The parties and their addresses are:

**MORTGAGOR:** RICHARD A. HANRAHAN AND VIRGINIA S. HANRAHAN, HUSBAND AND WIFE, 3275  
155TH ST., CUMMING, IA. 50061

If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors,  
their signatures and acknowledgments. The Addendum is located on \_\_\_\_\_ .

**LENDER:** CITY SATE BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA, 801  
MAIN, P.O. BO 159, NORWALK, IA. 50211

**BACKGROUND.** Mortgagor and Lender entered into a Security Instrument dated 12-29-2000  
\_\_\_\_\_ and recorded on 01-03-2001 . The Security Instrument was  
recorded in the records of MADISON  
County, Iowa at BOOK 2012, PAGE 367 . The property is located  
in MADISON County at SEE LEGAL DESCRIPTION

The property is described as: (If the legal description of the property is not on page one of  
this Security Instrument, it is located on PAGE 2 .)

**NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 138,000.00**  
**. 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.**

**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. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*

CITY STATE BANK LOAN TO RICHARD A. HANRAHAN IN THE AMOUNT OF 45,266.44, DATED 01-31-2020. THE NEW MATURITY DATE OF THIS MORTGAGE WILL BE 12-31-2031.

LEGAL DESCRIPTION: THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE EAST HALF (E 1/2) OF THE SOUTHWEST (SW 1/4) OF SECTION THREE (3) IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

**MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$ 138,000.00  which is a \$ \_\_\_\_\_  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.

**NOTICE TO CONSUMER**  
(For purposes of this Notice, "You" means Mortgagor)

1. Do not sign this paper before you read it. 2. You are entitled to a copy of this paper. 3. You may prepay the unpaid balance at any time with penalty and may be entitled to receive a refund of unearned charges in accordance with law. 4. If you prepay the unpaid balance, you may have to pay a minimum charge not greater than seven dollars and fifty cents.

**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:** RICHARD A. HANRAHAN AND VIRGINIA S. HANRAHAN

*Richard Hanrahan* 1-31-20  
(Signature) RICHARD A. HANRAHAN (Date)

*Virginia S Hanrahan* 1-31-20  
(Signature) VIRGINIA S. HANRAHAN (Date)

\_\_\_\_\_  
(Signature) (Date)

**LENDER:** CITY STATE BANK

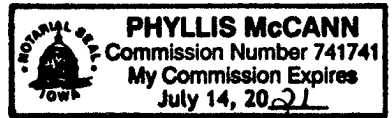
By *George Meinecke*  
GEORGE MEINECKE

**ACKNOWLEDGMENT:**

(Individual) STATE OF IOWA, COUNTY OF WARREN } ss.  
On this 31ST day of JANUARY, 2020, before me, a Notary Public in the state of Iowa, personally appeared RICHARD A. HANRAHAN AND VIRGINIA S. HANRAHAN to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

My commission expires:  
(Seal)

*Phyllis McCann*  
(Notary Public)

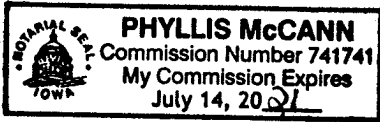


**ACKNOWLEDGMENT:**

(Lender) STATE OF IOWA, COUNTY OF WARREN } ss.  
On this 31ST day of JANUARY, before me, a  
Notary Public in the state of Iowa, personally appeared George  
Meinecke, to me personally known, who  
being by me duly sworn or affirmed did say that person is Executive  
Vice-President of said entity, (that seal affixed to said instrument is the  
seal of said entity or no seal has been procured by said entity) and that said  
instrument was signed and sealed, if applicable, on behalf of the said entity by  
authority of its Executive Vice President  
George Meinecke and the said  
acknowledged the execution of said instrument to be the voluntary act and deed of  
said entity by it voluntarily executed

My commission expires:  
(Seal)

Phyllis McCann  
(Notary Public)



Loan origination organization CITY STATE BANK  
NMLS ID 416698  
Loan originator GEORGE MEINECKI  
NMLS ID