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Book 2020 Page 4958 Type 04 002 Pages 5

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INDX

ANNO

SCAN

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

PO Box 110

Winterset, IA 50273

**Full Legal Description Located on Page:** 2

**Lender Name Located on Page:** 1

**Grantor/Mortgagor/Borrower Name Located on Page:** 1

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## Modification of Mortgage

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The date of this Mortgage ("*Security Instrument*") is December 23, 2020.

**Mortgagor**

Bradley D. Van Horn, Trustee and Tamara J. Van Horn, Trustee of the BRADLEY D. VAN HORN TRUST U/A DATED OCTOBER 31, 2008 AND TAMARA J. VAN HORN TRUST U/A DATED OCTOBER 31, 2008, a/an Minnesota Trust  
1555 Quarry Rd  
Eagan, MN 55121

**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:** December 23, 2020

**Loan Number:** 4260033110

**Background.** Mortgagor and Lender entered into a Security Instrument dated January 30, 2020 and recorded on February 3, 2020. The Security Instrument was recorded in the records of Madison County, Iowa at book 2020, page 367. The property is located in MADISON County at 1753 QUARRY TRAIL, WINTERSET, IA 50273.

Described as: Parcel "D" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 21.86 acres, more or less, as shown in the Plat of Survey filed in Book 2016, Page 3233 on October 28, 2016 and corrected by Affidavit filed in Book 2016, Page 3674 on December 2, 2016, in the Office of the Recorder of 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 Bradley D. Van Horn and Tamara J. Van Horn (the "Borrower") dated January 30, 2020 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 Eight hundred fifty four thousand three hundred twenty-five and 38/100 Dollars (U.S. \$854,325.38) plus interest. Borrower has promised to pay this debt in regular periodic payments and to pay the debt in full not later than December 23, 2030.


**Maximum Obligation Limit.** The total principal amount secured by the Security Instrument at any one time will not exceed \$926,500.00  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.

**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**

  
\_\_\_\_\_  
Bradley D. Van Horn, Trustee of the  
BRADLEY D. VAN HORN TRUST  
U/A DATED OCTOBER 31, 2008  
AND TAMARA J. VAN HORN  
TRUST U/A DATED OCTOBER 31,  
2008

12/23/2020  
Date

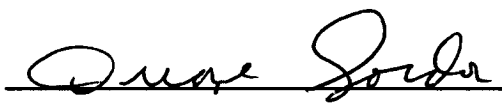
  
\_\_\_\_\_  
Tamara J. Van Horn, Trustee of the  
BRADLEY D. VAN HORN TRUST  
U/A DATED OCTOBER 31, 2008  
AND TAMARA J. VAN HORN  
TRUST U/A DATED OCTOBER 31,  
2008

12/23/2020  
Date

**Lender**

**Union State Bank**

*a/an Iowa Banking Corporation*

  
\_\_\_\_\_  
Date

12-23-20  
Date

**Acknowledgment**

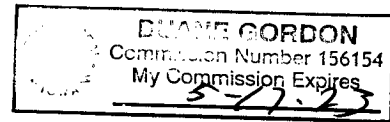
State of Iowa

County of MADISON

This instrument was acknowledged before me on 12-23-20 by Bradley D. Van Horn, Trustee of the BRADLEY D. VAN HORN TRUST U/A DATED OCTOBER 31, 2008 AND TAMARA J. VAN HORN TRUST U/A DATED OCTOBER 31, 2008.

Duane Gordon  
Notary Public

Duane Gordon  
(Print Name)  
My commission expires: 5-11-23



**Acknowledgment**

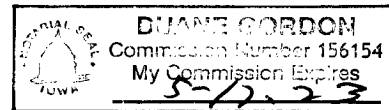
State of Iowa

County of MADISON

This instrument was acknowledged before me on 12-23-20 by Tamara J. Van Horn, Trustee of the BRADLEY D. VAN HORN TRUST U/A DATED OCTOBER 31, 2008 AND TAMARA J. VAN HORN TRUST U/A DATED OCTOBER 31, 2008.

Duane Gordon  
Notary Public

Duane Gordon  
(Print Name)  
My commission expires: 5-11-23



**Acknowledgment**

State of Iowa

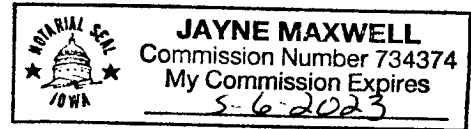
County of MADISON

This instrument was acknowledged before me on 12-23-20 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