

BK: 2021 PG: 1027
Recorded: 3/12/2021 at 2:26:57.0 PM
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: Adele Coulter, Loan Processor, Two Rivers Bank & Trust, 222 N Main St, Burlington, IA 52601, (319) 753-9100

RECORDATION REQUESTED BY:

Two Rivers Bank & Trust, Ingersoll, 3025 Ingersoll Ave, Des Moines, IA 50312

WHEN RECORDED MAIL TO:

Two Rivers Bank & Trust, 222 N. Main St., P.O. Box 728, Burlington, IA 52601



MODIFICATION OF MORTGAGE



#####34614048540103122021

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 03-12-2021, is made and executed between John T. Truex, husband and wife and Tara R. Truex (referred to below as "Grantor") and Two Rivers Bank & Trust, whose address is 3025 Ingersoll Ave, Des Moines, IA 50312 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 27, 2019 (the "Mortgage") which has been recorded in Madison County, State of Iowa, as follows:

Recorded September 30, 2019 at Madison County Recorder in Book 2019, Page 3149.

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

Parcel "J" located in the Northeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 19.70 acres, as shown in Plat Survey filed in Book 2015, Page 964 on April 16, 2015, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "K" located therein, containing 9.12 acres, as shown in Plat of Survey filed in Book 2018, Page 1224 on April 20, 2018, in the Office of the Recorder of Madison County.

The Real Property or its address is commonly known as 2978 260th St, Saint Charles, IA 50240.

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

The purpose of this Modification of Mortgage is to Extend the Construction Phase to August 1, 2021.

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

**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 34614

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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 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 03-12-2021.

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

GRANTOR:

X [Signature]
John T. Truex

X [Signature]
Tara R. Truex

LENDER:

TWO RIVERS BANK & TRUST

X [Signature]
Katherine Wheeler, Vice President, Mortgage Lending
Manager

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Iowa

)
) SS
)

COUNTY OF Polk

This record was acknowledged before me on March 10, 2021 by John T. Truex and Tara R. Truex.

[Signature]
Notary Public in and for the State of IA
My commission expires 2-21-23



MODIFICATION OF MORTGAGE
(Continued)

Loan No: 34614

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LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

This record was acknowledged before me on March 10th, 20 21 by Katherine Wheeler as Vice President, Mortgage Lending Manager of Two Rivers Bank & Trust.

Brandi Long
Notary Public in and for the State of Iowa
My commission expires 3-26-22

