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Pages 5
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

FIRST AMENDMENT TO MORTGAGE

Preparer Information:

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Des Moines, IA 50309
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Taxpayer Information: (name and complete address)

Keystone Revocable Trust
PO Box 488
315 NE 6th Street
Earlham, IA 50072

Grantor: William W. Hunter, as Trustee of the Keystone Revocable Trust

Lender: Mollie L. Jarvis and Noah B. Hunter

Legal Description: See Page 2.

Document or instrument number of previously recorded documents: Book 2021, Page 1933; Book 2020, Page 4276; Book 2018, Page 614

FIRST AMENDMENT TO MORTGAGE

This **FIRST AMENDMENT TO MORTGAGE** (this "Amendment") is effective September 3rd, 2021 (the "Effective Date") and is made by and between William W. Hunter, as Trustee of the Keystone Revocable Trust ("Grantor") and Mollie L. Jarvis and Noah B. Hunter (collectively, "Lender"). Grantor and Lender are each a "Party" and together, the "Parties".

RECITALS:

WHEREAS, Grantor executed that certain Mortgage, filed of record in the Office of the Madison County Recorder on February 27, 2018, in Book 2018, at Page 614, in favor of First Community Bank, as assigned to Prairie Irrevocable Trust also known as Prairie Trust established under the William W. Hunter Irrevocable Trust Agreement dated November 29, 1996, pursuant to that Assignment, filed of record in the Office of the Madison County Recorder on November 5, 2020, in Book 2020, at Page 4276, as further assigned to Lender, pursuant to that Assignment, filed of record in the Office of the Madison County Recorder on May 12, 2021, in Book 2021, at Page 1933 (as assigned, the "Mortgage");

WHEREAS, the Parties desire to release the current real estate from the Mortgage and substitute other real property located in Madison County, Iowa as collateral for the Mortgage; and

WHEREAS, the Parties desires to amend the Mortgage as provided below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Trustor agrees:

1. Recitals. The foregoing recitals are hereby incorporated by this reference.
2. Updated Definition of The Real Property. From and after the Effective Date: Any reference to "the Real Property" in the Mortgage shall refer to:

The North Half of Section 2, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.

3. Release of Real Estate. From and after the Effective Date, the Parties agree to release following real estate in Madison County, Iowa, from the Mortgage:

The East One-fourth of the Northwest Quarter of the Southeast Quarter (E1/4 NW1/4 SE1/4), and the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), and the East One-fourth of the Southwest Quarter of the Southeast Quarter (E1/4 SW1/4 SE1/4), and the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), all in Section 34, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

4. Authority. The Parties represent and warrant that each is duly authorized to execute and deliver this Amendment, and perform its obligations hereunder, without the consent or approval of any other person or party.

5. Continuing Effect. Except as amended hereby, the Mortgage shall remain in full force and effect, and all terms thereof are hereby confirmed and ratified by the Parties. The amendments contained herein shall not be construed as a waiver or amendment of any other provision of the Mortgage

or for any purpose except as expressly set forth herein, or a consent to any further or future action on Grantor's part that would require the waiver or consent of Lender.

6. Miscellaneous. Capitalized terms used, but not defined, herein have the meanings set forth in the Mortgage. To the extent of any conflict between this Amendment and the Mortgage, the terms of this Amendment shall control. The paragraph titles contained in this Amendment are for convenience only and shall not be used to limit the applicability of any provision. This Amendment shall be governed by and construed in accordance with the laws of the State of Iowa. If any provision of this Amendment is held to be invalid, unenforceable, or contrary to public policy, in whole or in part, the remaining provisions shall not be affected by such holding. This Amendment may be executed by each party hereto in separate counterparts, each of which when so executed and delivered shall be an original, and all of which, together, will constitute one and the same instrument.

By signing below, Grantor acknowledges receipt of a copy of this instrument at the time of execution hereof.

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS AGREEMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN CONTRACT MAY BE LEGALLY ENFORCED. YOU MAY CHANGE THE TERMS OF THIS AGREEMENT ONLY BY ANOTHER WRITTEN AGREEMENT.

[Signature Pages Follow]

IN WITNESS WHEREOF, this Amendment has been executed as of the Effective Date.

GRANTOR:

KEYSTONE REVOCABLE TRUST

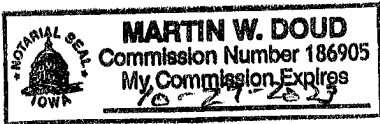
By: William W. Hunter
William W. Hunter, Trustee

STATE OF Iowa) SS:
COUNTY OF Guthrie)

This record was acknowledged before me on 9/3, 2021, by William W. Hunter as Trustee of the Keystone Revocable Trust.

Martin W. Doud

NOTARY PUBLIC IN AND FOR SAID STATE



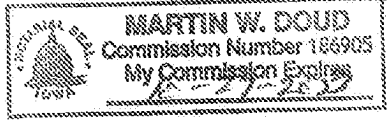
LENDER:

Mollie L. Jarvis
Mollie L. Jarvis

Noah B. Hunter
Noah B. Hunter

STATE OF Iowa) SS:
COUNTY OF Crawford)

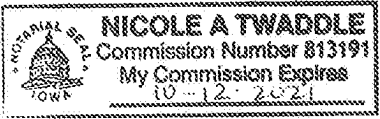
This record was acknowledged before me on 9/15, 2021, by Mollie L. Jarvis.



Martin W. Doud
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF IOWA) SS:
COUNTY OF MADISON)

This record was acknowledged before me on September 3, 2021, by Noah B. Hunter.



Nicole A Twaddle
NOTARY PUBLIC IN AND FOR SAID STATE