



Document 2024 204

Book 2024 Page 204 Type 04 002 Pages 3  
Date 1/30/2024 Time 12:38:31PM  
Rec Amt \$17.00

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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**FOR RECORDER'S USE ONLY**

Prepared By: CHAD W. ELKIN, VICE PRESIDENT, Exchange State Bank, 104 Main Street, Collins, IA 50055, (641) 385-2304

**RECORDATION REQUESTED BY:**

Exchange State Bank, Collins, 104 Main Street, P.O. Box 140, Collins, IA 50055

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**WHEN RECORDED MAIL TO:**

Exchange State Bank, Collins, 104 Main Street, P.O. Box 140, Collins, IA 50055

**MODIFICATION OF MORTGAGE**

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 parcel identification number 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 January 30, 2024, is made and executed between C&C MEMORIES, LLC, whose address is 2598 SETTLERS TRL., WINTERSET, IA 50273 (referred to below as "Grantor") and Exchange State Bank, whose address is 104 Main Street, P.O. Box 140, Collins, IA 50055 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 9, 2022 (the "Mortgage") which has been recorded in MADISON County, State of Iowa, as follows:

**RECORDED ON 12/9/2022 AT THE MADISON COUNTY RECORDER BOOK: 2022 PAGE: 3564.**

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

The East Half (1/2) of Lot One (1) in Block Two (2) of Hornback & Bevington's Addition to the Town of Winterset, Madison County, Iowa, excepting therefrom that part thereof conveyed for highway purposes; AND a parcel of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 1770 square feet, as shown in Plat of Survey filed in Book 2, Page 207 on May 9, 1994, in the Office of the Recorder of Madison County, Iowa.

The Real Property or its address is commonly known as 102 W SUMMIT ST, WINTERSET, IA 50273. The Real Property parcel identification number is 820000802013000.

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

**THE MORTGAGE AND FUTURE ADVANCE AMOUNTS ARE HEREBY INCREASED FROM \$150,000.00 TO \$220,000.00.**

**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 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



MODIFICATION OF MORTGAGE  
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Iowa )  
 ) SS  
COUNTY OF Story )

This record was acknowledged before me on Tuesday, January 30<sup>th</sup> 20 24 by Chad Elkin as Vice President of Exchange State Bank.

Meggen Lawrence  
Notary Public in and for the State of Iowa  
My commission expires 4/15/25

