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Pages 5
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Space Above This Line For Recording Data

This instrument was prepared by LOAN DEPARTMENT, UNION STATE BANK, PO BOX 110, WINTERSET, IA 50273, 515-462-2161

Return To: LOAN DEPARTMENT, UNION STATE BANK, PO BOX 110, WINTERSET, IA 50273

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is January 8, 2025. The parties and their addresses are:

MORTGAGOR:

WARREN L BOOTON
2262 KIPPY RIDGE CT
WINTERSET, IA 50273

JESSICA A GIBBONS
2262 KIPPY RIDGE CT
WINTERSET, IA 50273

AS JOINT TENANTS WITH FULL RIGHTS TO SURVIVORSHIPS

LENDER:

UNION STATE BANK
Organized and existing under the laws of Iowa
611 W. HWY 92
WINTERSET, IA 50273

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated MAY 15, 2020 and recorded on MAY 26, 2020 (Security Instrument). The Security Instrument was recorded in the records of Madison County, Iowa at BOOK 2020, PAGE 1803 and covered the following described Property:

WARREN L BOOTON
Iowa Real Estate Modification

IA/4XXXXX0270000000003595036N

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Lot Seven (7) of Kippy Ridge Estates, located in the North Half (½) of the Southeast Quarter (¼) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

The property is located in Madison County at 2262 KIPPY RIDGE CT., WINTERSET, Iowa 50273.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

NOTICE. THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$40,000.00. 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. HOWEVER, THE PRIORITY OF A PRIOR RECORDED MORTGAGE UNDER THIS SECTION DOES NOT APPLY TO LOANS OR ADVANCES MADE AFTER RECEIPT OF NOTICE OF FORECLOSURE OR ACTION TO ENFORCE A SUBSEQUENTLY RECORDED MORTGAGE OR OTHER SUBSEQUENTLY RECORDED OR FILED LIEN.

A. Maximum Obligation Limit. The maximum obligation provision of the Security Instrument is modified to read:

(1) Maximum Obligation Limit. The total principal amount secured by this Security Instrument at any one time and from time to time will not exceed \$40,000.00. Any limitation of amount does not include interest.

B. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts and Future Advances. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, dated , from Mortgagor to Lender, with a modified maximum credit limit of \$40,000.00 and maturing on January 15, 2030.

(b) Future Advances. All future advances from Lender to Mortgagor under the Specific Debts executed by Mortgagor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Mortgagor either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make

additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. WARRANTY OF TITLE. Mortgagor warrants that Mortgagor continues to be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, mortgage and warrant the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

4. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

NOTICE TO CONSUMER:

- 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 without penalty and may be entitled to receive a refund of unearned charges in accordance with law.**

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:


WARREN L BOOTON

Date 1-8-25


JESSICA A GIBBONS

Date 1-8-25

LENDER:

UNION STATE BANK

By *Jeffrey J. Gray*
JEFFREY J. GRAY, SVP

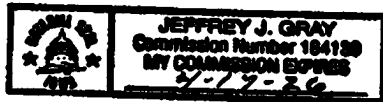
Date 1-8-25

ACKNOWLEDGMENT.

STATE OF IOWA, MADISON OF ss.

On this 8th day of January 2025 before me, a Notary Public in the state of Iowa, personally appeared WARREN L BOOTON , and JESSICA A GIBBONS , 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:



Jeffrey J. Gray
(Notary Public)

(Lender Acknowledgment)

STATE OF IOWA, MADISON OF ss.

On this 8th day of January 2025 before me, a Notary Public, in and for said county, personally appeared JEFFREY J. GRAY, to me personally known, who being by me duly sworn or affirmed did say that that person is SVP of UNION STATE BANK and that said instrument was signed on behalf of the said corporation by authority of its board of directors and the said SVP acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

My commission expires:



Jayne Maxwell
(Notary Public)