

BK: 2025 PG: 266
Recorded: 1/30/2025 at 11:55:33.0 AM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Jayne Maxwell
611 W Hwy 92
PO Box 110
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

Modification of Mortgage

The date of this Real Estate Modification ("*Modification*") is January 29, 2025.

Mortgagor

ALLAN W HINDMAN
An unmarried individual
502 N 9TH ST.
WINTERSET, IA 50273

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

Background. Mortgagor and Lender entered into a Security Instrument dated October 22, 2014 and recorded on October 22, 2014. The Security Instrument was recorded in the records of MADISON County, Iowa in BOOK 2014, PAGE 2648. The property is located in MADISON County at 502 N 9TH ST., WINTERSET, IA 50273.

Described as: LOT EIGHT (8) IN BLOCK TWO (2) OF RAILROAD ADDITION TO THE TOWN OF WINTERSET, 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 ALLAN W HINDMAN (the "*Borrower*") dated October 22, 2014 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 Sixty one thousand four hundred forty-three and 00/100 Dollars (U.S. \$61,443.00) plus interest. Borrower has promised to pay this debt in regular periodic payments and to pay the debt in full not later than February 1, 2030.


Maximum Obligation Limit. The total principal amount secured by the Security Instrument at any one time will not exceed \$61,443.00 which is a \$14,557.00 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


ALLAN W HINDMAN
1-29-25
Date

Lender

Union State Bank

a/an Iowa Banking Corporation

Matt Olson 1/29/25
Date

Acknowledgment

State of Iowa

County of MADISON

This record was acknowledged before me on 1/29/25 by
ALLAN W HINDMAN

Matt Olson
Notary Public

Matt Olson
Notary Public Name

My Commission Expires:
2-1-2027



This notarial act was completed:

- ☒ In Person
☐ In Person Electronic
☐ Remote Online Notarization

Acknowledgment

State of Iowa

County of MADISON

This record was acknowledged before me on 1/29/25 by
Matt Olson as Vice President of
Union State Bank

Jayne Maxwell
Notary Public

Jayne Maxwell
Notary Public Name

My Commission Expires:

5-16-2026

This notarial act was completed:

- ☒ In Person
☐ In Person Electronic
☐ Remote Online Notarization



Loan Origination Organization: Union State Bank

NMLS ID: 435185

Loan Originator: Matt Olson

NMLS ID: 1519708