

BK: 2025 PG: 488  
Recorded: 2/27/2025 at 8:53:08.0 AM  
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

**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

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## Modification of Mortgage

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The date of this Real Estate Modification ("*Modification*") is February 26, 2025.

**Mortgagor**

Shawn Nigg  
Spouse of Sarah Nigg  
As a Joint Tenant with the Right of Survivorship  
Sarah Nigg  
Spouse of Sarah Nigg  
As a Joint Tenant with the Right of Survivorship  
704 N 10th Ave  
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 December 10, 2018 and recorded on December 13, 2018. The Security Instrument was recorded in the records of Madison County, Iowa in BOOK 2018, PAGE 2619. The property is located in Madison County at 704 N 10th Ave, Winterset, IA 50273.

Described as: Lot Eight (8) of Corkrean & Watts Addition Plat No. 6, an Addition to the City 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 Shawn Nigg and Sarah Nigg (the "*Borrower*") dated December 10, 2019 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 Two hundred sixty six thousand six hundred-four and 37/100 Dollars (U.S. \$266,604.37) plus interest. Borrower has promised to pay this debt in regular periodic payments and to pay the debt in full not later than March 1, 2030.


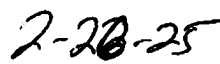
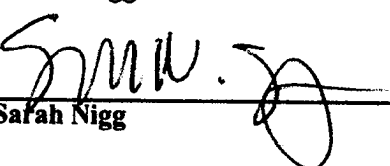
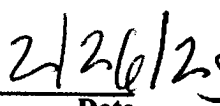
**Maximum Obligation Limit.** The total principal amount secured by the Security Instrument at any one time will not exceed \$266,604.37 which is a \$28,395.63 decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant 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**

	
Shawn Nigg	Date
	
Sarah Nigg	Date

**Lender**

**Union State Bank**

*a/an Iowa Banking Corporation*

Matt Olson, VP 2-26-25  
Date

**Acknowledgment**

State of Iowa

County of Madison

This record was acknowledged before me on February 26, 2025 by  
Shawn Nigg

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 February 26, 2025 by  
Sarah Nigg

  
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 February 26, 2025 by  
Matt Olson as Vice President of  
Union State Bank

[Signature]  
Notary Public

Beth Loiler  
Notary Public Name



My Commission Expires:  
6/6/2027

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