

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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\_\_\_\_\_ State of Iowa \_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

Prepared By: STEVEN E. CRUSE  
UNION STATE BANK  
P.O. BOX 110,  
WINTERSET, IA 50273 (515) 462-2161

✓ Return To: UNION STATE BANK  
P.O. BOX 110  
201 WEST COURT  
WINTERSET, IA 50273

**MODIFICATION OF OPEN-END MORTGAGE**

**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is 07-11-2006  
\_\_\_\_\_. The parties and their addresses are:

**MORTGAGOR:** MONTE L. EHRSAM AND SUSAN I. EHRSAM, HUSBAND AND WIFE  
2506 MONROE AVENUE  
GREENFIELD, IA 50849

If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments. The Addendum is located on \_\_\_\_\_.

**LENDER:** UNION STATE BANK  
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA  
P.O. BOX 110  
201 WEST COURT  
WINTERSET, IA 50273

**BACKGROUND.** Mortgagor and Lender entered into a Security Instrument dated 03-31-2006  
\_\_\_\_\_ and recorded on 04-19-2006 \_\_\_\_\_. The Security Instrument was  
recorded in the records of MADISON  
County, Iowa at BOOK 2006, PAGE 1527 \_\_\_\_\_. The property is located  
in MADISON \_\_\_\_\_ County at 135TH, EARLHAM, IA 50072

The property is described as: (If the legal description of the property is not on page one of this Security Instrument, it is located on \_\_\_\_\_.)

THE NW FRACTIONAL QUARTER OF SECTION 19 IN TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, SUBJECT TO ALL EASEMENTS OF RECORD.

**NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 61,094.00**  
**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.**

**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. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*

**PROMISSORY NOTE 6000025675 DATED MARCH 31, 2006 WITH A MATURITY DATE OF OCTOBER 31, 2006 AND A PROMISSORY NOTE # 6000025887 DATED JULY 11, 2007 BETWEEN UNION STATE BANK AND MONTE L. EHRSAM WITH A MATURITY DATE OF JULY 11, 2007**

**MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$211,146.00  which is a \$150,052.00  increase  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.

**NOTICE TO CONSUMER**

(For purposes of this Notice, "You" means Mortgagor)

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 with penalty and may be entitled to receive a refund of unearned charges in accordance with law. 4. If you prepay the unpaid balance, you may have to pay a minimum charge not greater than seven dollars and fifty cents.

**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:**

Monte L. Ehrsam 7-11-06  
(Signature) MONTE L. EHRSAM (Date)

Susan I. Ehrsam 7-11-06  
(Signature) SUSAN I. EHRSAM (Date)

\_\_\_\_\_  
(Signature) (Date)

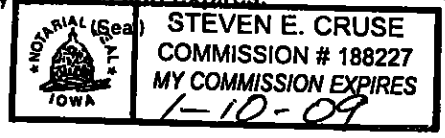
**LENDER: UNION STATE BANK**

By [Signature]  
STEVEN E. CRUSE, MARKET PRESIDENT & BUSINESS DEVELOPMENT OFFICER

**ACKNOWLEDGMENT:**

(Individual) STATE OF IOWA, COUNTY OF POLK } ss.  
On this 11TH day of JULY, 2006, before me, a Notary Public in the state of Iowa, personally appeared MONTE L. EHRSAM; SUSAN I. EHRSAM, HUSBAND AND WIFE 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:



[Signature]  
(Notary Public)

(Lender) STATE OF IOWA, COUNTY OF POLK } ss.  
On this 11TH day of JULY, 2006, before me, a Notary Public in the state of Iowa, personally appeared STEVEN E. CRUSE, to me personally known, who being by me duly sworn or affirmed did say that person is MARKET PRESIDENT & BUSINESS of said entity, (that seal affixed to said instrument is the seal of said entity or no seal has been procured by said entity) and that said instrument was signed and sealed, if applicable, on behalf of the said entity by authority of its \_\_\_\_\_ and the said MARKET PRESIDENT & BUSINESS DEVELOPMENT OFFICER acknowledged the execution of said instrument to be the voluntary act and deed of said entity by it voluntarily executed.

My commission expires:  
(Seal)

\_\_\_\_\_  
(Notary Public)