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MICHELLE UTSLET
 COUNTY RECORDER
 MADISON COUNTY, IOWA

Document Prepared by: SHERRY ROUSE, 6800 LAKE DRIVE, SUITE 250, WEST DES MOINES, IA 50266, 515-237-5462

BRENTON BANK
 400 LOCUST STE 200, PO BOX 891
 DES MOINES IA 50304
 (515) 237-5100 (Lender)

MODIFICATION AND EXTENSION OF MORTGAGE

BORROWER JOHN A BUNNELL MARY L BUNNELL	MORTGAGOR JOHN A BUNNELL HUSBAND MARY L BUNNELL WIFE
ADDRESS	ADDRESS
3328 120TH ST DEXTER, IA 50070	3328 120TH ST DEXTER, IA 50070
TELEPHONE NO. _____ IDENTIFICATION NO. _____	TELEPHONE NO. _____ IDENTIFICATION NO. _____
ADDRESS OF REAL PROPERTY: 3328 120TH ST DEXTER, IA 50070	

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 15TH day of JANUARY, 1998, is executed by and between Lender and the parties identified above.

A. On MARCH 23, 1990, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of FIFTY THOUSAND AND NO/100 (\$ 50,000.00), which Note was secured by a mortgage ("Mortgage") dated MARCH 23, 1990 executed by Grantor/Mortgagor ("Mortgagor") for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded on MARCH 23, 1990 in Volume 156 at Page 27 of the records of the Recorder of MADISON County, Iowa. The Note and Mortgage and any other related documents are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

1. The maturity date of the Note is extended to _____, at which time all outstanding sums due to Lender under the Note shall be paid in full.
2. The parties acknowledge and agree that, as of JANUARY 15, 1998, the unpaid principal balance due under the Note was \$ _____, and the accrued and unpaid interest on that date was \$ _____.
3. The Mortgage is further modified as follows:
THE MORTGAGE IS MODIFIED AS FOLLOWS: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF TWO HUNDRED FIFTY THOUSAND AND NO/100. 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. THIS MORTGAGE ALSO SECURES NECESSARY ADVANCES FOR PROTECTION OF THE SECURITY INTEREST AND COSTS.
4. Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
5. Mortgagor agrees to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.

SCHEDULE A

LENDER: BRENTON BANK

By: Tim Wells
 TIM WELLS
 BUSINESS BANKER

MORTGAGOR: MARY L BUNNELL

Mary L. Bunnell
 MARY L BUNNELL

MORTGAGOR: JOHN A BUNNELL

John A. Bunnell
 JOHN A BUNNELL

MORTGAGOR:

MORTGAGOR:

MORTGAGOR:

MORTGAGOR:

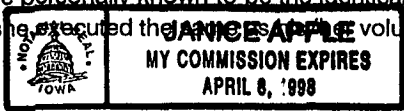
MORTGAGOR:

MORTGAGOR:

STATE OF Towa)
COUNTY OF Dallas) SS:

On this 15th day of January, 1998, before me, the undersigned, a Notary Public in and for said county and state, personally appeared John A Bunnell
Mary L Bunnell

to me personally known to be the identical person(s) named in and who executed the within and foregoing instrument, and acknowledged that he/she executed the same as his/her voluntary act and deed.



Janice Apple, Notary Public
in and for said County and State

STATE OF _____)
COUNTY OF _____) SS:

On this _____ day of _____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____

to me personally known to be the identical person(s) named in and who executed the within and foregoing instrument, and acknowledged that he/she executed the same as his/her voluntary act and deed.

_____, Notary Public
in and for said County and State

STATE OF _____)
COUNTY OF _____) SS:

On this _____ day of _____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____

to me personally known, who being by me duly sworn, did say that they are the _____

respectively, of said corporation executing the within and foregoing instrument, that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

_____, Notary Public
in and for said County and State

STATE OF _____)
COUNTY OF _____) SS:

On this _____ day of _____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____

to me personally known, who being by me duly sworn, did say that they are the _____

respectively, of said corporation executing the within and foregoing instrument, that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

_____, Notary Public
in and for said County and State

STATE OF _____)
COUNTY OF _____) SS:

On this _____ day of _____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____

to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

_____, Notary Public
in and for said County and State

STATE OF _____)
COUNTY OF _____) SS:

On this _____ day of _____, before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____

to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

_____, Notary Public
in and for said County and State

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