

VA ASSUMPTION POLICY RIDER

**NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF
THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.**

THIS ASSUMPTION POLICY RIDER is made this 26th day of May, 1995,
and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure
Debt ("Instrument") of the same date herewith, given by the undersigned ("Mortgagor") to secure Mortgagor's Note
("Note") of the same date to

AMERUS MORTGAGE, INC

its successors and assigns
("Mortgagee") and covering the property described in the Instrument and located at:

201 WILLIAMS BEVINGTON, IOWA 50033-

(Property Address)

Notwithstanding anything to the contrary set forth in the Instrument, Mortgagee and Mortgagor hereby acknowledge
and agree to the following:

GUARANTY: Should the Department of Veterans Affairs fail or refuse to issue its guaranty in full amount within 60 days
from the date that this loan would normally become eligible for such guaranty committed upon by the Department of
Veterans Affairs under the provisions of Title 38 of the U.S. Code "Veterans Benefits", The Mortgagee may declare the
indebtedness hereby secured at once due and payable and may foreclose immediately or may exercise any other rights
hereunder or take any other proper action as by law provided.

TRANSFER OF THE PROPERTY: If all or any part of the Property or any interest in it is sold or transferred, this loan
may be declared be immediately due and payable upon transfer ("assumption") of the property securing such loan to
any transferee ("assumer"), unless the acceptability of the assumption and transfer of this loan is established by
the Department of Veterans Affairs or its authorized agent pursuant to Section 1814 of Chapter 37, Title 38, United
States Code.

An authorized transfer ("assumption") of the property shall also be subject to additional covenants and agreements
as set forth below:

(a) **ASSUMPTION FUNDING FEE:** A fee equal to one-half of 1 percent (.50%) of the unpaid principal balance of
this loan as of the date of transfer of the property shall be payable at the time of transfer to the mortgagee or
its authorized agent, as trustee for the Administrator of Veterans Affairs. If the assumer fails to pay this fee at
the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall
bear interest at the rate herein provided, and, at the option of the mortgagee of the indebtedness hereby secured or
any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is
exempt under the provisions of 38 U.S.C. 1829 (b).

(b) **ASSUMPTION PROCESSING CHARGE:** Upon application for approval to allow assumption and transfer of this
loan, a processing fee may be charged by the mortgagee or its authorized agent for determining the creditworthiness
of the assumer and subsequently revising the holder's ownership records when an approved transfer is completed. The
amount of this charge shall not exceed the lesser of the maximum established by the Department of Veterans Affairs
for a loan to which Section 1814 of Chapter 37, Title 38, United States Code applies or any maximum prescribed by
applicable State law.

(c) **ASSUMPTION INDEMNITY LIABILITY:** If this obligation is assumed, then the assumer hereby agrees to assume
all of the obligations of the veteran under the terms of the instruments creating and securing the loan, including
the obligation of the veteran to indemnify the Department of Veterans Affairs to the extent of any claim payment
arising from the guaranty of insurance of the indebtedness created by this instrument.

IN WITNESS WHEREOF, Mortgagor(s) has executed this Assumption Policy Rider

Sherry A Warnock (Seal)
SHERRY A. WARNOCK Mortgagee

Robert W Warnock (Seal)
ROBERT W WARNOCK Mortgagee

____ (Seal)
Mortgagee

____ (Seal)
Mortgagee

FILED NO. 290
BOOK 177 PAGE 595

95 AUG -2 AM 10: 43
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

GFS-A005 (10/90)
REC \$ 5.00
AUDS 1.00
R.M.F. \$ 1.00