

Prepared by: Matthew D. Kern, Wasker, Dorr, Wimmer & Marcouiller PC 4201 Westown Pkwy, Ste 250, W. Des Moines, Iowa 50266 (11680AL)

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT is hereby made on this ____ day of April, 2012, by and between Great Western Bank, Grantor, and Nationwide Advantage Mortgage Company, its successors and/or assigns, as their interests may appear, Grantee.

WHEREAS, Great Western Bank presently holds a mortgage lien against the real estate described below arising from a mortgage document executed by George J. Potzner and Julie R. Potzner, husband and wife, filed November 8, 2006 in Book 2006 at Page 4657 to Great Western Bank. The real estate is legally described as:

Parcel "B" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), North 89°55'26" East 330.00 feet to the Point of Beginning; thence, continuing along said North line, North 89°55'26" East 660.70 feet; thence South 00°27'14" West 660.91 feet; thence North 89°59'54" West 656.94 feet; thence North 00°07'41" East 660.00 feet to the Point of Beginning. Said Parcel "B" contains 9.989 acres, including 0.677 acres of county road right of way.

and

WHEREAS, Nationwide Advantage Mortgage Company is in the process of loaning to George J. Potzner and Julie R. Potzner, the sum of approximately \$146,000.00, which will be secured by a new mortgage lien against the above-described real estate. Nationwide Advantage Mortgage Company's closing should occur on or about April 17, 2012 and

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants contained herein and other good and valuable consideration, Great Western Bank hereby agrees to subordinate its mortgage lien, filed November 8, 2006 in Book 2006 at Page 4657 to a new mortgage lien to be granted to Nationwide Advantage Mortgage Company in the approximate amount of \$146,000.00 which will be filed in the office of the Madison County Recorder on approximately _____, in Book _____ at Page _____. Great Western Bank agrees that, upon the filing of the mortgage by Nationwide Advantage Mortgage Company, the lien held by Great Western Bank shall be junior and subordinate to the new mortgage lien held by Nationwide Advantage Mortgage Company as if the Nationwide Advantage Mortgage Company mortgage had been filed prior in time to the lien of Great Western Bank.

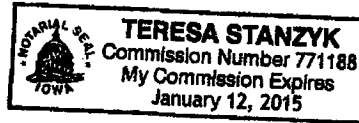
Great Western Bank

By: Tiffany Tokarz

STATE OF IOWA

COUNTY OF Polk

} ss:



On this 27 day of April 2012, before me, the undersigned, a notary public in and for said county and state, personally appeared Tiffany Tokarz, to me personally known, who being by me duly sworn, did say that he/she is the Branch Manager, of Great Western Bank executing the within and foregoing instrument; that said instrument was signed on behalf of Great Western Bank by authority of its Board of Directors; and that the said _____ as such officer acknowledge the execution of said instrument to be the voluntary act and deed of Great Western Bank, by it and by him/her voluntarily executed.

Teresa Stanzyk Polk, IA
Notary Public in and for said County and State