



Document 2012 2476

BK: 2012 PG: 2476 Type 04 005 Pages 2

Recorded: 8/24/2012 at 8:40:37.0 AM

Fee Amount: \$12.00

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓  
ANNO ✓  
SCAN ✓  
CHEK

Prepared by: Joseph W Coppola III, Waskes, Dorr, Wimmer & Marcouillier PC, 4201 Westown Parkway, Suite 250, WDM, IA 50266 (42190RegLSB)

SUBORDINATION AGREEMENT

*THIS SUBORDINATION AGREEMENT* is hereby made on this 7<sup>th</sup> day of August, 2012, by and between Community Bank, Grantor, and Luana Savings Bank, its successors and/or assigns, Luana, IA, as their interests may appear, Grantee.

*WHEREAS*, Community Bank presently holds a mortgage lien against the real estate described below arising from a mortgage document, executed by Neil A. Young and Stacy M. Young, husband and wife, filed February 5, 2009 in Book 2009 at Page 329. The real estate is legally described as:

**The East Half (E ½) of the Northeast Quarter (¼) of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except a tract described as beginning at the center of said Section Sixteen (16), thence South 00 degrees 00 minutes 00 seconds 726.00 feet along the east line of the Southwest Quarter (SW ¼) of said Section Sixteen (16); thence North 55 degrees 55 minutes 38 seconds West 288.76 feet; thence North 00 degrees 00 minutes 00 seconds 544.50 feet to the north line of the Southwest Quarter (SW ¼) of said Section Sixteen (16); thence North 85 degrees 17 minutes 10 seconds East 240.00 feet to the point of beginning and containing 3.488 acres, including 0.182 acres of county road right of way.**

and

*WHEREAS*, Luana Savings Bank is in the process of loaning to Neil A. Young and Stacy M. Young, husband and wife, the sum of \$294,000.00, which will be secured by a new mortgage lien against the above-described real estate. Luana Savings Bank's closing should occur on or about the 15<sup>th</sup> day of August, 2012 and

*NOW, THEREFORE, IN CONSIDERATION* of the mutual covenants contained herein and other good and valuable consideration, Community Bank hereby agrees to subordinate its mortgage lien, filed February 5, 2009 in Book 2009 at Page 329 to a new mortgage lien to be granted to Luana Savings Bank in the amount of \$294,000.00, which will be filed in the office of the Madison County Recorder. Community Bank agrees that, upon the filing of the mortgage by Luana Savings Bank the liens held by Community Bank shall be junior and subordinate to the new mortgage lien held by Luana Savings Bank as if the Luana Savings Bank mortgage had been filed prior in time to the liens of Community Bank

Community Bank

By: Nancy Onstot

Sr. V.P. Nancy Onstot  
Title, Printed Name

STATE OF IOWA )  
 ) ss:  
COUNTY OF MADISON )

On this 17<sup>th</sup> day of August, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Nancy Onstot to me personally known, who, being by me duly sworn, did say that he/she is the S.V.P. of Community Bank; that the instrument was signed on behalf of Community Bank by authority of its Board of Directors; and Nancy Onstot acknowledges the execution of the instrument to be the voluntary act and deed of Community Bank.



Joni M. Shepherd

Notary Public in and for the State of Iowa.

By: \_\_\_\_\_

Notary Public, Joni M. Shepherd  
Title, Printed Name