



Document 2012 3052

BK: 2012 PG: 3052 Type 04 005 Pages 3

Recorded: 10/10/2012 at 12:32:11.0 PM

Fee Amount: \$17.00

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO ✓
SCAN
CHEK

After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
1450 W LONG LAKE, SUITE 400
TROY, MI 48098
File No. 56811003

This document prepared by:

FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
2004099

56811003-1462146 SUBORDINATION AGREEMENT 2

Date: 9/14/12

Property (the legal description of the Property under the Junior Mortgage): SEE ATTACHED EXHIBIT "A"

Property Address: 421 WEST BUCHANAN STREET, WINTERSET, IA 50273

Subordinating Lender: FARMERS & MERCHANTS STATE BANK

Junior Mortgage

Date: 01/31/2009
Borrower: RANDALL D. HICKMAN AND VICKI M. HICKMAN
Trustee (if applicable):
Note Secured by Junior Mortgage:
Recorded Date: 02/05/2009
Original principal amount: \$35,000.00
Recording information: BOOK 2009, PAGE 335

New Lender: JPMORGAN CHASE BANK, N.A.

Refinance Mortgage

Date: 9/14/12
Borrower: RANDALL D. HICKMAN AND VICKI M. HICKMAN

Note Secured by Refinance Mortgage: JPMORGAN CHASE BANK, N.A.

Recorded: _____

Original principal amount not to exceed: \$64,347.00

Recording information (when available): _____

Subordinating Lender is the owner and holder of the Junior Mortgage and obligations secured by the Junior Mortgage; the Junior Mortgage is a lien on the title to the Property or an interest in that title.

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For value received and to induce the New Lender to enter into the Refinance Mortgage, Subordinating Lender unconditionally subordinates its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage to the lien on, and all other rights and interests in, the title to the Property resulting from the Refinance Mortgage. Subordinating Lender agrees that its lien on, and all other rights and interests in, the title to the Property resulting from the Junior Mortgage will remain subordinate to the lien on, and all other rights and interests in, the title to the Property resulting from the Refinance Mortgage regardless of any renewal or extension of the Refinance Mortgage.

This Subordination Agreement shall be binding upon the successors and assigns of the Subordinating Lender.

When the context requires, singular nouns and pronouns include the plural.

Mortgage means mortgage, deed of trust, trust deed or other security instrument.

FARMERS & MERCHANTS STATE BANK

BY *[Signature]*
NAME: *Phillip J. Clifton*
TITLE: *Vice President*

STATE OF *Iowa*
Madison COUNTY

On this *14th* day of *August* *2012*, before me, the undersigned, a Notary Public in and for said State, personally appeared *Phillip J. Clifton* of Farmers & Merchants State Bank to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her/their voluntary act on behalf of Farmers & Merchants State Bank.

Staci Shortt
Notary Public



EXHIBIT:

Lot Thirteen (13) in Croft Court Addition to Winterset, Madison County