



Document 2012 3078

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

FOR RECORDER'S USE ONLY

✓ Prepared By: **AMY OLIVER, ASSISTANT VICE PRESIDENT, Community Bank, 1401 N Jefferson, Indianola, IA 50125, (515) 961-5880**

MODIFICATION OF MORTGAGE

The names of all Grantors (sometimes "Grantor") can be found on page 1 of this Modification. The names of all Grantees (sometimes "Lender") can be found on page 1 of this Modification. The property address can be found on page 1 of this Modification. The legal description can be found on page 1 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

THIS MODIFICATION OF MORTGAGE dated October 9, 2012, is made and executed between DENNIS WOODS; A single person (referred to below as "Grantor") and Community Bank, whose address is 1401 N Jefferson, P.O. BOX 257, Indianola, IA 50125 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 7, 1998 (the "Mortgage") which has been recorded in Madison County, State of Iowa, as follows:

Mortgage recorded on 05-07-1998 in Book 198 Page 275 in the Office of the Madison Co. Redorder.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Madison County, State of Iowa:

See the exhibit or other description document which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 4 bare lots in Woods Subdiviion, Bevington, IA 50033.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

The maturity date on said mortgage shall now be 9-1-2032.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

MODIFICATION OF MORTGAGE
(Continued)

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 9, 2012.

GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.

GRANTOR:

X *Dennis Woods*
DENNIS WOODS

LENDER:

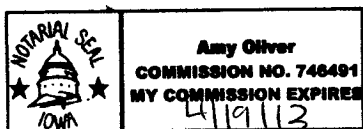
COMMUNITY BANK

X *Amy Oliver*
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF *Iowa*)
) SS
COUNTY OF *Waver*)

On this *9th* day of *October*, A.D., 20 *12*, before me, a Notary Public in and for said County and State, personally appeared **DENNIS WOODS, A single person**, to me known to be the person named in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her voluntary act and deed.



Amy Oliver
Notary Public in the State of *Iowa*

MODIFICATION OF MORTGAGE
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LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Warren)

On this 9 day of Oct., A.D., 20 12, before me, the undersigned Notary Public in said County and State, personally appeared Amy Oliver and known to me to be the Loan Officer, authorized agent for **Community Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Community Bank**, duly authorized by **Community Bank** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **Community Bank**.

By Nancy Onstot
Notary Public in and for the State of IA

Residing at _____
My commission expires 6-15-13



EXHIBIT "A"

Parcel "D" which is a part of Parcel "C" in the Northwest Quarter of the Northeast Quarter of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:



Beginning at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 00°46'14" East 1225.00 feet along the East line of the Northwest Quarter of the Northeast Quarter of said Section 25; thence South 81°58'24" West 860.58 feet; thence North 21°21'23" East 340.81 feet; thence North 55°08'21" West 210.93 feet; thence North 25°45'44" East 478.48 feet; thence North 10°18'45" East 397.18 feet to the North line of the Northwest Quarter of the Northeast Quarter of said Section 25; thence North 81°58'24" East 611.56 feet to the Point of Beginning containing 21.015 acres including 0.466 acres of County Road Right-of-Way, subject to easements and restrictions of record

EXCEPT:

Lot 7 of Woods Addition, Madison County, Iowa, located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

EXCEPT:

Lot One (1) of Woods Addition, located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-Five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.