



Document 2013 1343

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Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

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FOR RECORDER'S USE ONLY

Prepared By: LISA HARRIS , LOAN SUPPORT, THE FIRST NATIONAL BANK IN CRESTON, 101 West Adams, Creston, IA 50801, (641) 782-2195

RECORDATION REQUESTED BY:

THE FIRST NATIONAL BANK IN CRESTON, Main Bank, 101 West Adams, Creston, IA 50801

WHEN RECORDED MAIL TO:

FIRST NATIONAL BANK IN CRESTON, 101 WEST ADAMS STREET, CRESTON, IA 50801



MODIFICATION OF MORTGAGE



#####074003292013

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 2 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 March 29, 2013, is made and executed between Don R Schulz and P J Schulz, HUSBAND AND WIFE (referred to below as "Grantor") and THE FIRST NATIONAL BANK IN CRESTON, whose address is 101 West Adams, Creston, IA 50801 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 27, 2002 (the "Mortgage") which has been recorded in MADISON County, State of Iowa, as follows:

THE MORTGAGE IS RECORDED IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, IN BOOK 2003 OF MORTGAGES ON PAGE 65. .

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

THE EAST 50 ACRES OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M., MADISON COUNTY, IOWA; THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2 SE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M., MADISON COUNTY, IOWA; THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M., EXCEPT A PARCEL OF LAND IN THE SE1/4 SE1/4 31-75-29 DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SECTION 31, N 00°00'00" 558.26 FEET, THENCE N 89°55'28" W 234.09 FEET, THENCE S 00°00'00" 558.26 FEET TO THE SOUTH LINE OF SAID SE ¼, THENCE ALONG SAID SOUTH LINE, S 89°55'28" E 234.09 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINS 3.00 ACRES INCLUDING .660 ACRES OF COUNTY ROAD RIGHT-OF-WAY, AND A WELL AND WATER LINE EASEMENT DESCRIBED AS FOLLOWS: A 20.0 FOOT WIDE WELL AND

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(Continued)**

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WATER LINE EASEMENT BEING 10.0 FEET WIDE ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SE CORNER OF 31-75-29, THENCE N 89°55'28" W 234.09 FEET, THENCE N 00°00'00" 435.97 FEET TO THE POINT OF BEGINNING, THENCE N 59°10'15" W 615.38 FEET TO A POINT 10.0 FEET BEYOND THE WELL; AND THE WEST HALF OF THE NORTHEAST QUARTER (W1/2 NE1/4) AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M., ALL IN MADISON COUNTY, IOWA, EXCEPT PARCEL "A", LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M., MADISON COUNTY, IOWA, CONTAINING 3.526 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2002, PAGE 4784 ON SEPTEMBER 27, 2002, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 NW1/4 SW1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M. IN MADISON COUNTY, IOWA.

THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-TWO (32), AND THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-THREE (33), ALL IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M., MADISON COUNTY, IOWA.

THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER (W1/2 NE FR ¼) OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M., MADISON COUNTY, IOWA.

THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 NW1/4); NORTHEAST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER (NE FR ¼ NW1/4); SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER (S1/2 NW FR ¼ NW1/4); NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW FR ¼ NW1/4) EXCEPT THE WEST 440 FEET OF THE NORTH 330 FEET THEREOF; AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER (S1/2 NW1/4 NW FR ¼ NW ¼) OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M., MADISON COUNTY, IOWA.

EXCEPT:

PARCEL "A", LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH P.M., MADISON COUNTY, IOWA, CONTAINING 3.583 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2002, PAGE 4783 ON SEPTEMBER 27, 2002, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

EXCEPT:

PARCEL "D" IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA THENCE SOUTH 89°28'58" EAST 500.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 00°16'45" EAST 700.00 FEET; THENCE NORTH 89°28'58" WEST 500.00 TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°16'45" WEST 700.00 FEET TO THE POINT OF BEGINNING CONTAINING 8.03 ACRES INCLUDING 0.53 ACRES OF COUNTY ROAD RIGHT-OF-WAY.

The Real Property or its address is commonly known as 1192 280TH ST & RURAL ROUTE, MACKSBURG & WINTERSET, IA 50273.

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

THE MATURITY DATE OF THIS MORTGAGE IS EXTENDED TO 3/29/33. .

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


**MODIFICATION OF MORTGAGE
(Continued)**

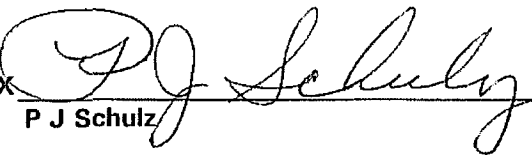
below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 29, 2013.

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

GRANTOR:

X 
Don R Schulz

X 
P J Schulz

LENDER:

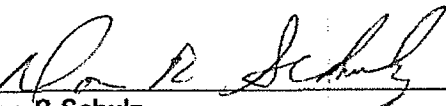
THE FIRST NATIONAL BANK IN CRESTON

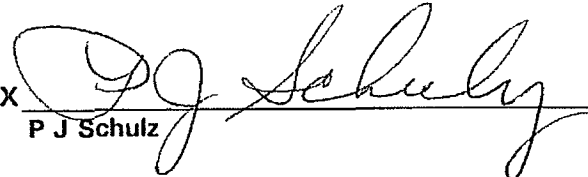
X 
STEVEN CRITTENDEN, SENIOR VICE PRESIDENT

NOTICE OF WAIVER OF HOMESTEAD EXEMPTION

GRANTOR UNDERSTANDS THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE, AND THAT BY SIGNING THIS MODIFICATION, GRANTOR VOLUNTARILY GIVES UP GRANTOR'S RIGHT TO THIS PROTECTION FOR THIS MORTGAGED PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS MODIFICATION. DATED MARCH 29, 2013.

GRANTOR:

X 
Don R Schulz

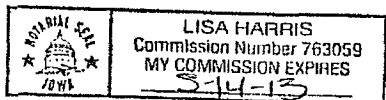
X 
P J Schulz

MODIFICATION OF MORTGAGE
(Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Union)

On this 29 day of March, A.D., 20 13, before me, a Notary Public in and for said County and State, personally appeared **Don R Schulz and P J Schulz**, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



[Signature]
Notary Public in the State of
Iowa

LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Union)

On this 29 day of March, A.D., 20 13, before me, the undersigned Notary Public in said County and State, personally appeared **STEVEN CRITTENDEN** and known to me to be the **SENIOR VICE PRESIDENT**, authorized agent for **THE FIRST NATIONAL BANK IN CRESTON** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **THE FIRST NATIONAL BANK IN CRESTON**, duly authorized by **THE FIRST NATIONAL BANK IN CRESTON** 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 **THE FIRST NATIONAL BANK IN CRESTON**.

By [Signature]
Notary Public in and for the State of IA

Residing at 101 W Adams, Creston
My commission expires 5/14/13

