



Document 2014 20

Book 2014 Page 20 Type 04 002 Pages 3

Date 1/03/2014 Time 9:30 AM

Rec Amt \$17.00

INDX
ANNO
SCAN



LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

_____ State of Iowa _____ Space Above This Line For Recording Data _____

Prepared By: JEFFREY J. NOLAN
UNION STATE BANK
PO BOX 110, WINTERSET,
IA 50273 1-515-462-2161

✓ Return To: UNION STATE BANK
PO BOX 110
201 WEST COURT
AVENUE WINTERSET, IA 50273

MODIFICATION OF OPEN-END MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is 12-30-2013.
_____ . The parties and their addresses are:

MORTGAGOR: ROGER L JOHNSON II AND ANGELA J. JOHNSON, HUSBAND AND
WIFE AS JOINT DEBTORS
419 W FILMORE ST
WINTERSET, IA 50273-1040

If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors,
their signatures and acknowledgments. The Addendum is located on _____ .

LENDER: UNION STATE BANK
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA
PO BOX 110
201 WEST COURT AVENUE
WINTERSET, IA 50273

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated 08-31-2004
_____ and recorded on 08-31-2004 . The Security Instrument was
recorded in the records of MADISON

County, Iowa at RECORDER'S OFFICE Book 2004, Pg. 4077 . The property is located
in MADISON County at 67 JEFFERSON, WINTERSET,
IA 50273

The property is described as: (If the legal description of the property is not on page one of
this Security Instrument, it is located on _____.)

THE EAST ONE-THIRD (1/3) OF LOT SEVEN (7) IN BLOCK ELEVEN (11), OF THE
ORIGINAL TOWN OF WINTERSET, MADISON COUNTY, IOWA

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 122,000.00
LOANS AND ADVANCES UP TO THIS AMOUNT, TOGETHER WITH INTEREST, ARE SENIOR TO INDEBTEDNESS TO OTHER CREDITORS UNDER SUBSEQUENTLY RECORDED OR FILED MORTGAGES AND LIENS.

MODIFICATION. For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*

PROMISSORY NOTE #4300029432 DATED DECEMBER 30, 2013 BETWEEN ROGER L. JOHNSON, II AND ANGELA J. JOHNSON AND UNION STATE BANK

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$122,000.00 which is a \$61,500.00 increase decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.

WARRANTY OF TITLE. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for encumbrances of record.

CONTINUATION OF TERMS. Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

NOTICE TO CONSUMER

(For purposes of this Notice, "You" means Mortgagor)

1. Do not sign this paper before you read it. 2. You are entitled to a copy of this paper. 3. You may prepay the unpaid balance at any time with penalty and may be entitled to receive a refund of unearned charges in accordance with law. 4. If you prepay the unpaid balance, you may have to pay a minimum charge not greater than seven dollars and fifty cents.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

MORTGAGOR:

[Signature] _____ 12-30-13
(Signature) ROGER L JOHNSON II (Date)

[Signature] _____ 12/30/13
(Signature) ANGELA J. JOHNSON (Date)

(Signature) (Date)

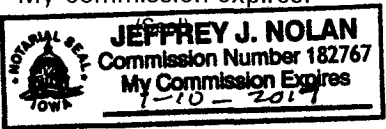
LENDER: UNION STATE BANK

By [Signature] _____
JEFFREY J. NOLAN, PRESIDENT

ACKNOWLEDGMENT:

(Individual) STATE OF IOWA, COUNTY OF MADISON } ss.
On this 30TH day of DECEMBER, 2013, before me, a Notary Public in the state of Iowa, personally appeared ROGER L JOHNSON II; ANGELA J. JOHNSON, HUSBAND AND WIFE AS JOINT DEBTORS to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

My commission expires:



[Signature] _____
(Notary Public)

(Lender) STATE OF IOWA, COUNTY OF MADISON } ss.
On this 30TH day of DECEMBER, 2013, before me, a Notary Public in the state of Iowa, personally appeared JEFFREY J. NOLAN, to me personally known, who being by me duly sworn or affirmed did say that person is PRESIDENT of said entity, (that seal affixed to said instrument is the seal of said entity or no seal has been procured by said entity) and that said instrument was signed and sealed, if applicable, on behalf of the said entity by authority of its _____ and the said PRESIDENT acknowledged the execution of said instrument to be the voluntary act and deed of said entity by it voluntarily executed.

My commission expires: _____
(Seal)

(Notary Public)