ASSUMPTION AGREEMENT

THIS AGREEMENT made and executed this 25th day of August, 1986, by and among, Nonnie F. Houston and JoAnn M. Houston hereinafter called "Borrower" and A. Zane Blessum and Janet Blessum hereinafter called "Assumptor" and Farmers & Merchants State Bank, hereinafter called "Lender".

WHEREAS, Borrower is the Mortgagor and Lender is the Mortgagee of a mortgage dated November 18, 1983, which mortgage originally secured payment of a loan in the amount of $65,000.00 plus interest at the rate of 13.00% per annum as evidenced by a note of the same date executed by Borrower. Extension filed April 28, 1986, Book 145, Page 324, Madison County, Iowa.

WHEREAS, the mortgage is recorded in the office of the Recorder of Madison County, Iowa, in Book 139 of Mortgages at Page 103 and is of real estate situtated in Madison County, described as follows:

Compared

Lot Five (5) in Block Ten (10) of West Addition to the City of Winterset, Madison County, Iowa,

FILED NO. 407
BOOK 146 PAGE 288

Fee$10.00

1986 AUG 28 PM 2:19

IND. ✓
REC ✓
PAGE ✓

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

WHEREAS, Assumptor has purchased or will purchase the real estate described above and has agreed with Borrower to assume all obligations of the mortgage and note.

NOW THEREFORE, in consideration of the mutual covenants herein contained it is agreed:

1. AMOUNT DUE: Borrower and Assumptor acknowledge there is as of this date due and owing on the aforesaid mortgage and note the principal balance of $ 62,739.19 plus accrued interest from date of August 25, 1986.

2. ASSUMPTION: Assumptor hereby assumes, agrees to pay, and agrees to all obligations of said mortgage and note. Such assumption shall not in any manner release or diminish Borrowers obligations thereunder.

3. WARRANTY: Borrower and Assumptor covenant and warrant that the said mortgage is a first lien upon the real estate above described.

4. NO OTHER MODIFICATIONS: The said mortgage and note and all provisions thereof shall remain unaffected and unchanged by this Agreement and all terms, conditions, and provisions of said note and mortgage are hereby ratified and confirmed in all respects, by Borrower and Assumptor and said parties promise to pay the aforesaid sum with interest and in the manner provided in said note and mortgage.

IN WITNESS WHEREOF, the parties have executed this instrument.

FARMERS & MERCHANTS STATE BANK

By _____
James W. Mease, President

By _____
James W. Mease, President

_____
Nonnie F. Houston — Borrower

_____
JoAnn M. Houston — Borrower

_____
A. Zane Blessum — Assumptor

_____
Janet Blessum — Assumptor

No Acknowledgment
OR Seal