



Document 2015 525

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Prepared By: WAYNE N. MARTENS
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 02-17-2015.
The parties and their addresses are:

MORTGAGOR: T2-CKC, LLC, AN IOWA LIMITED LIABILITY COMPANY
1477 JUNIPER TRL
EARLHAM, IA 50072

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 09-16-2014 and recorded on 09-17-2014. The Security Instrument was recorded in the records of MADISON County, Iowa at RECORDERS OFFICE Book 2014 Page 2341. The property is located in MADISON County at 112 N. 1ST AVE, 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 NORTH ONE-THIRD (N 1/3) OF LOT SEVEN (7) IN BLOCK EIGHTEEN (18) OF THE ORIGINAL TOWN OF WINTERSET, MADISON COUNTY, IOWA, EXCEPTING THEREFROM THE WEST SIXTEEN (16) FEET THEREOF FOR ALLEY.

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 100,000.00
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 # 43000029842 DATED SEPTEMBER 16, 2014 BETWEEN T2-CKC, LLC AND UNION STATE BANK AND MODIFIED WITH COMMERCIAL DEBT MODIFICATION DATED FEBRUARY 17, 2015.

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$ 105,000.00 which is a \$ 5,000.00 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.

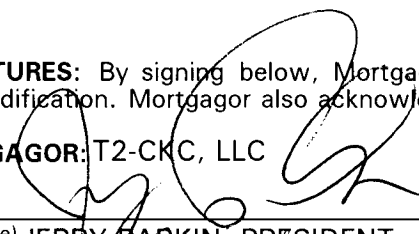
NOTICE TO CONSUMER


(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: T2-CKC, LLC

X  _____ 2/17/15
(Signature) JERRY PARKIN, PRESIDENT (Date)

X  _____ 2/23/15
(Signature) AMY SAWYERS, VICE-PRESIDENT (Date)

(Signature) (Date)

LENDER: UNION STATE BANK

By  _____
WAYNE N. MARTENS, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

(Individual) STATE OF _____, COUNTY OF _____ } ss.
On this _____ day of _____, before me, a
Notary Public in the state of Iowa, personally appeared _____

_____ 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:

(Seal)

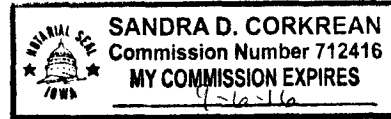
(Notary Public)

ACKNOWLEDGMENT:

(Lender) STATE OF IOWA, COUNTY OF MADISON } ss.
On this 17TH day of FEBRUARY, 2015, before me, a
Notary Public in the state of Iowa, personally appeared WAYNE N. MARTENS
, to me personally known, who
being by me duly sworn or affirmed did say that person is SENIOR VICE
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
SENIOR VICE 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)

Sandra D. Corkrean
(Notary Public)



Loan origination organization
NMLS ID
Loan originator
NMLS ID

ACKNOWLEDGEMENT

STATE OF IOWA, COUNTY OF MADISON ss.
On this 17th day of February, 2015, before me, a Notary Public in the state of Iowa,
personally appeared Jerry Parkin: Amy Sawyers, to me personally known, who being by
me duly sworn or affirmed did say that person is President: Vice President of said entity,
and that said instrument was signed and sealed, if applicable, on behalf of the said entity
by authority of its board of directors/partners/members and the said President: Vice
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)

Sandra D. Corkrean
(Notary Public)

