



Document 2015 1173

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Prepared By: KYLE MCCORMICK

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FREEDOM FINANCIAL
BANK

1255 JORDAN CREEK PARKWAY, WEST DES MOINES, IA 50266 (515) 223-1113

Return To: FREEDOM FINANCIAL
BANK

1255 JORDAN CREEK
PARKWAY WEST DES MOINES, IA 50266

MODIFICATION OF OPEN-END MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is 05-06-2015
_____. The parties and their addresses are:

MORTGAGOR: KADING PROPERTIES, L.L.C., AN IOWA LIMITED LIABILITY
COMPANY
7008 MADISON AVENUE
URBANDALE, IA 50322

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

LENDER: FREEDOM FINANCIAL BANK
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA
1255 JORDAN CREEK PARKWAY
WEST DES MOINES, IA 50266

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated 02-26-2015
_____ and recorded on 03-02-2015 _____. The Security Instrument was
recorded in the records of MADISON
County, Iowa at BOOK 2015, PAGE 538 _____. The property is located
in MADISON _____ County at 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 PAGE 5 _____.)

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 6,225,000.00
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.)*

ANY AND ALL DEBTS OR MORTGAGORS

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$6,225,000.00 which is a \$6,062,180.00 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.

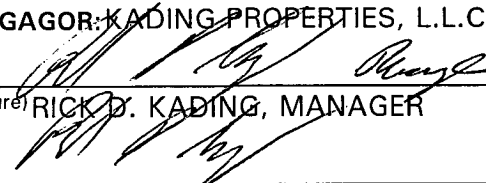
NOTICE TO CONSUMER

(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.

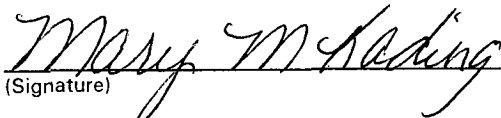
SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

MORTGAGOR: KADING PROPERTIES, L.L.C.



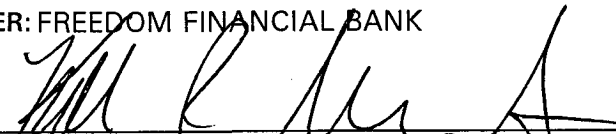
(Signature) RICK D. KADING, MANAGER (Date)

(Signature) (Date)



(Signature) (Date)

LENDER: FREEDOM FINANCIAL BANK

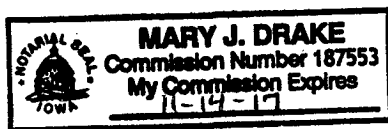
By 

KYLE MCCORMICK, ASSISTANT VICE PRESIDENT

ACKNOWLEDGMENT:
STATE OF Iowa, COUNTY OF Dallas } ss.

On this 6th day of May, 2015 before me, a Notary Public in the state of Iowa, personally appeared Rick D. Kading to me personally known, who being by me duly sworn or affirmed did say that that person is Manager of said entity, that no seal has been procured by said entity and that said instrument was signed on behalf of the said entity by authority of its board of directors/partners/members and the said Manager acknowledged the execution of said instrument to be the voluntary act and deed of said entity by it voluntarily executed.

My commission expires:



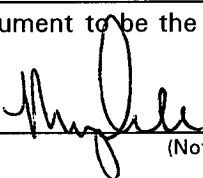


(Notary Public)

ACKNOWLEDGMENT:

(Lender) STATE OF IOWA _____, COUNTY OF Dallas } ss.
On this 6TH day of MAY, 2015, before me, a
Notary Public in the state of Iowa, personally appeared KYLE MCCORMICK
_____, to me personally known, who
being by me duly sworn or affirmed did say that person is ASSISTANT 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
ASSISTANT 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)



(Notary Public)



Loan origination organization
NMLS ID
Loan originator
NMLS ID

Legal Description
Kading Properties, L.L.C.

LOT ONE (1) OF THE REPLAT OF LOT FIVE (5), IN BLOCK ONE (1); AND LOT ELEVEN (11) IN BLOCK FIVE (5); AND LOTS ONE (1) AND FOUR (4) IN BLOCK SIX (6); ALL IN BIRCHWOOD ESTATES PLAT NO. 1, AN ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA.

