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INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

_____ 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 03-06-2015
_____. The parties and their addresses are:

MORTGAGOR: NEXT DOOR CONS & PROPS LLC, A LIMITED LIABILITY COMPANY
305 S 16TH AVE
WINTERSET, IA 50273-2703

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 01-24-2014
_____ and recorded on 01-27-2114 _____. The Security Instrument was
recorded in the records of MADISON
County, Iowa at RECORDERS OFFICE AT BOOK 2014 PAGE 198. The property is located
in MADISON _____ County at 411 S 1ST ST., 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 HALF (N1/2) OF LOTS FIVE (5) AND SIX (6) IN BLOCK THIRTEEN (13)
OF T.D. JONES ADDITION TO THE ORIGINAL TOWN OF WINTERSET, MADISON
COUNTY, IOWA

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 86,000.00
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.)*

DEBT MODIFICATION AGREEMENT BETWEEN UNION STATE BANK AND NEXT DOOR CONSTRUCTION, LLC DATED MARCH 6, 2015

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$ 86,000.00 which is a \$ 14,000.00 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: NEXT DOOR CONS & PROPS LLC

(Signature) TODD HALVERSON, MEMBER

3/12/15

(Date)

(Signature)

(Date)

(Signature)

(Date)

LENDER: UNION STATE BANK

By Wayne N. Martens
WAYNE N. MARTENS, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

(Individual) STATE OF Iowa, COUNTY OF Madison } ss.
On this 12 day of March, before me, a
Notary Public in the state of Iowa, personally appeared Todd Halverson

_____ 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)

Jayne Maxwell
(Notary Public)



