

Book 2015 Page 1945 Type 04 002 Pages 4 Date 7/13/2015 Time 3:39:48PM Rec Amt \$22.00

V INDX **NANNO** SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

(page 1 of 4)

S1	ate of lowa —————	— Space Above This Line For Recording Data ————
	: WAYNE N. MARTENS	•
	UNION STATE BANK	
	PO BOX 110, WINTERSET,	
,	IA 50273 1-515-462-2161	
Return To:		
V	PO BOX 110	
	201 WEST COURT	
	AVENUE WINTERSET, IA 50	1273
	•	
	MODIFICATION OF	OPEN-END MORTGAGE
DATE AND	PARTIES. The date of this Real E	state Modification (Modification) is 03-06-2015
	The parties an	
MORTGA	AGOR: NEXT DOOR CONS & PI 305 S 16TH AVE WINTERSET, IA 50273	ROPS LLC, A LIMITED LIABILITY COMPANY
their signatu	ures and acknowledgments. The UNION STATE BANK	Im incorporated herein, for additional Mortgagors, Addendum is located on UNDER THE LAWS OF THE STATE OF IOWA
	PO BOX 110	UNDER THE LAWS OF THE STATE OF TOWA
	201 WEST COURT AVENUE	
	WINTERSET, IA 50273	
BACKGROU		ed into a Security Instrument dated 01-24-2014
1 1:		. The Security Instrument was
	the records of MADISON	POOK 2014 DACE 109 The second in least 1
•		BOOK 2014 PAGE 198. The property is located
in <u>MADISO</u> IA 50273	IN	County at 411 S 1ST ST., WINTERSET,
		description of the property is not on page one of
		lescription of the property is not on page one of
•	·	.)
	ONES ADDITION TO THE ORK	E (5) AND SIX (6) IN BLOCK THIRTEEN (13) GINAL TOWN OF WINTERSET, MADISON

REAL ESTATE MODIFICATION-IOWA

Expers® © 2001 Bankers Systems, Inc., St. Cloud, MN Form MMOD-IA 2/1/2013

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 OBLIGA	FION LIMIT . The to	tal principal amou	int secured b	y the Security
Instrument at any one ti	me will not exceed \$	86,000.00		🛛 which is a
\$ <u>14,000.00</u>	🛛 increase	☐ decrease in	the total pri	incipal amount
secured. This limitation				
validly made pursuant				
advances made under t	he terms of the Secu	rity Instrument to	protect Lender	's security and
to perform any of the co	venants contained in 1	the Security Instrum	nent.	

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.

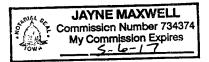
SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification. MORTGAGOR: NEXT DOOR CONS & PROPS LLC (Date) (Signature) (Date) (Signature) **LENDER: UNION STATE BANK** ACKNOWLEDGMENT: STATE OF Towa, COUNTY OF Madison On this 12 day of March 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:

JAYNE MAXWELL
Commission Number 734374
My Commission Expires

(Seal)

ACKNOWLEDGMENT:

	STATE OF IOWA	, COUNTY OF <u>MA</u>	DISON	}} ss.
(Lender)	On this <u>6TH</u>	day of MARCH, 2015	<u> </u>	before me, a
	Notary Public in the sta	ate of lowa, personally appeared	WAYNE N. MA	ARTENS
	being by me duly swor	, to n or affirmed did say that person	me personally is <u>SENIOR VIC</u>	
	PRESIDENT seal of said entity or	of said entity, (that seal affine no seal has been procured by		
	•	d and sealed, if applicable, on	behalf of the sa	
	SENIOR VICE PRESID	DENT		and the said
	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)	





Loan origination organization NMLS ID Loan originator NMLS ID