



Document 2015 3503

BK: 2015 PG: 3503 Type 04 002 Pages 4  
Recorded: 11/24/2015 at 8:48:27.0 AM  
Fee Amount: \$22.00  
Revenue Tax:  
LISA SMITH RECORDER  
Madison County, Iowa

INDX ✓  
ANNO ✓  
SCAN  
CHEK

**FOR RECORDER'S USE ONLY**

Prepared By: Gary Giesler, Relationship Manager, U.S. Bank National Association, 520 Walnut St, Des Moines, IA 50309, (515) 245-6234

Michelle Steiner  
800-733-3312

RETURN TO  
SOUTHWEST FINANCIAL  
PO BOX 300  
CINCINNATI, OH 45273-8043

RECORDATION REQUESTED BY:  
U.S. Bank National Association, Des Moines Private Banking, 520 Walnut St, Des Moines, IA 50309

WHEN RECORDED MAIL TO:

DFW4232 MODIFICATION OF MORTGAGE

20988895

The names of all Grantors (sometimes "Grantor") can be found on page 1 of this Modification. The names of all Grantees (sometimes "Lender") can be found on page 1 of this Modification. The property address can be found on page 1 of this Modification. The legal description can be found on page 4 of this Modification. The parcel identification number can be found on page 1 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

**THIS MODIFICATION OF MORTGAGE** dated November 5, 2015, is made and executed between Mark Lincoln Beatty, whose address is 1423 Pitzer Rd, Earlham, IA 50072-8508 and Mary Kathryn Beatty, whose address is 1423 Pitzer Rd, Earlham, IA 50072-8508; married to each other (referred to below as "Grantor") and U.S. Bank National Association, whose address is 520 Walnut St, Des Moines, IA 50309 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated June 20, 2012 (the "Mortgage") which has been recorded in Madison County, State of Iowa, as follows:

Recorded in the Office of the Office of the County Recorder  
County of Recording: Madison County, Iowa  
Date of Recording: July 9, 2012  
Document No. Book 2012 Page 1990.

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property located in Madison County, State of Iowa:

See Exhibit A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1423 Pitzer Rd, Earlham, IA 50072-8508. The Real Property tax identification number is 250042800010000. The Real Property parcel identification number is 250042800010000.

**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

Borrower has requested, and Lender has agreed to, the following modification(s) in the indebtedness secured by the Mortgage:

Addition of new Indebtedness secured by the Mortgage.  
An increase in the maximum lien amount secured by the Mortgage.

The changes described above are evidenced by an agreement by the parties dated November 5, 2015 (the "Credit Amendment") amending the Credit Agreement.

The Credit Agreement Amendment evidences new Indebtedness in the principal amount of \$25,000.00. The parties hereby agree that the Mortgage will secure all existing and new Indebtedness evidenced by the Credit Agreement, as amended by the Credit Agreement

**MODIFICATION OF MORTGAGE  
(Continued)**

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Amendment.

In the section of the Mortgage titled "Maximum Lien", the dollar amount \$85,000.00 is hereby amended to read as follows: "\$110,000.00."

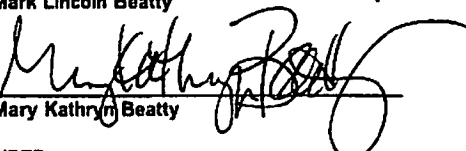
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 5, 2015.**

**GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.**

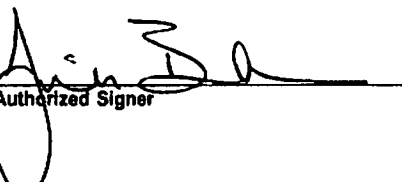
**GRANTOR:**

x   
\_\_\_\_\_  
Mark Lincoln Beatty

x   
\_\_\_\_\_  
Mary Kathryn Beatty

**LENDER:**

**U.S. BANK NATIONAL ASSOCIATION**

x   
\_\_\_\_\_  
Authorized Signer

MODIFICATION OF MORTGAGE  
(Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA )  
 ) SS  
COUNTY OF Polk )

This record was acknowledged before me on NOV 5th, 20 15 by Mark Lincoln Beatty.

Jeremiah Boeckermann  
Notary Public in and for the State of IA  
My commission expires \_\_\_\_\_



INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA )  
 ) SS  
COUNTY OF Polk )

This record was acknowledged before me on NOV 5th, 20 15 by Mary Kathryn Beatty.

Jeremiah Boeckermann  
Notary Public in and for the State of IA  
My commission expires \_\_\_\_\_

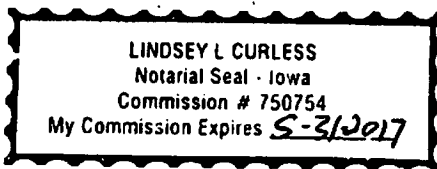


LENDER ACKNOWLEDGMENT

STATE OF IOWA )  
 ) SS  
COUNTY OF Polk )

This record was acknowledged before me on NOV 5th, 20 15 by Jeremiah Boeckermann as Relationship Mgr of U.S. Bank National Association.

Lindsey Curless  
Notary Public in and for the State of Iowa  
My commission expires 5-31-2017



## **Exhibit A**

**Account number ending in: 8073**

**Customer Name: Mark Lincoln Beatty and Mary Kathryn Beatty**

**Grantor Name (If different than above):**

**Property Address: 1423 PITZERROAD, EARLHAM, IA 50072**

**Legal:**

**SITUATED IN MADISON COUNTY, IOWA:**

**PARCEL "A" LOCATED IN THE NORTHEAST QUARTER OF SECTION TWENTY-EIGHT, TOWNSHIP SEVENTY-SEVEN NORTH, RANGE TWENTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 361, ON JANUARY 19, 1993, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.**

**SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.**

**BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 139, PAGE 414, OF THE MADISON COUNTY, IOWA RECORDS.**