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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Prepared By: ROBERT CARMAN

AMERICAN STATE BANK -
WINTERSET

809 NORTH JOHN WAYNE DRIVE, WINTERSET, IA 50273 (515) 462-5090

Return To: AMERICAN STATE BANK -

WINTERSET

809 NORTH JOHN WAYNE

DRIVE WINTERSET, IA 50273

MODIFICATION OF OPEN-END MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is 09-05-2017
_____. The parties and their addresses are:

MORTGAGOR: BRADLEY A. MABRY AND CHYLA J. MABRY, AS HUSBAND AND
WIFE
1489 HOGBACK BRIDGE RD.
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: AMERICAN STATE BANK - WINTERSET
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA
809 NORTH JOHN WAYNE DRIVE
WINTERSET, IA 50273

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated 12-21-2015
_____ and recorded on 12-28-2015 _____. The Security Instrument was
recorded in the records of MADISON
County, Iowa at BOOK 2015 PAGE 3834 _____. The property is located
in MADISON _____ County at 1489 HOGBACK BRIDGE RD,
EARLHAM, IA 50072 _____.

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 _____.)

SEE EXHIBIT "A" ATTACHED HERETO.

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 200,000.00
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.)*

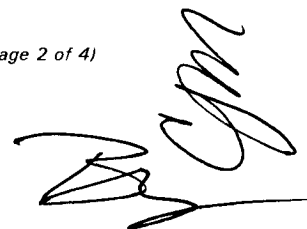
MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$ 200,000.00 which is a \$ 50,000.00 increase decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly 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:

(Signature) BRADLEY A. MABRY

9/5/17
(Date)

(Signature) CHYLA J. MABRY

9/5/17
(Date)

(Signature)

(Date)

LENDER: AMERICAN STATE BANK - WINTERSET

By _____
ROBERT CARMAN, VICE PRESIDENT

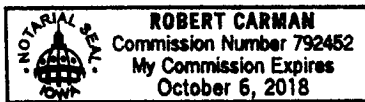
ACKNOWLEDGMENT:

(Individual) STATE OF IOWA, COUNTY OF MADISON } ss.
On this 5TH day of SEPTEMBER, 2017, before me, a
Notary Public in the state of Iowa, personally appeared BRADLEY A. MABRY;
CHYLA J. MABRY, AS HUSBAND AND WIFE 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: 10-06-2018

(Seal)

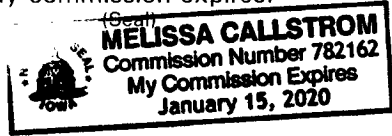
Robert Carman
(Notary Public)
ROBERT CARMAN



ACKNOWLEDGMENT:

(Lender) STATE OF IOWA _____, COUNTY OF MADISON _____ } ss.
On this 5TH _____ day of SEPTEMBER, 2017 _____, before me, a
Notary Public in the state of Iowa, personally appeared ROBERT CARMAN
_____, to me personally known, who
being by me duly sworn or affirmed did say that person is 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
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:



Melissa Callstrom

(Notary Public)

Loan origination organization
NMLS ID
Loan originator
NMLS ID

Exhibit "A"

1489 Hogback Bridge Road, Earlham, IA 50072 legally described as:

Parcel "B", a part of Parcel "A", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M. Madison County, Iowa, containing 15.00 acres, as shown in Plat of Survey filed in Book 2003, Page 2770 on May 13, 2003, in the Office of the Recorder of Madison County, Iowa, AND Parcel "E" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 0.920 acres, as shown in Plat of Survey filed in Book 2013, Page 1332 on May 9, 2013 in the Office of the Recorder of Madison County, Iowa.

24 acres +/- legally described as:

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), AND in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-four (34), ALL in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 39.67 acres, as shown in Plat of Survey filed in Book 2003, Page 2654 on May 8, 2003, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "B" located therein, containing 15.00 acres, as shown in Plat of Survey filed in Book 2003, Page 2770 on May 13, 2003, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E", located therein, containing 0.920 acres, as shown in Plat of Survey filed in Book 2013, Page 1332 on May 9, 2013 in the Office of the Recorder of Madison County, Iowa.

A handwritten signature in black ink, appearing to be 'D. C. M.' with a flourish underneath.