



Document 2018 2773

Book 2018 Page 2773 Type 04 002 Pages 4
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INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: David Koch
611 W Hwy 92
Winterset, IA 50273

Phone: (515) 462 - 2161

✓ **Return To:** Jayne Maxwell
611 W Hwy 92
Winterset, IA 50273

Full Legal Description Located on Page: 2

Lender Name Located on Page: 1

Grantor/Mortgagor/Borrower Name Located on Page: 1

Modification of Open-End Mortgage

The date of this Mortgage ("*Security Instrument*") is August 23, 2018.

Mortgagor

Logan T. Allen
An unmarried individual
2466 255th Lane
Peru, IA 50222

Lender

Union State Bank
Organized and existing under the laws of the state
of Iowa
611 W Hwy 92
PO Box 110
Winterset, IA 50273

Date: August 23, 2018

Loan Number: 4260032421

Background. Mortgagor and Lender entered into a Security Instrument dated November 30, 2017 and recorded on December 1, 2017. The Security Instrument was recorded in the records of Madison County, Iowa at Book 2017 page 3779. The property is located in Madison County at 213 E South St, Winterset, IA 50273.

Described as: Lot Six (6) in Block Twenty-nine (29) of the Original Town of Winterset, Madison County, Iowa

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.

A promissory note between Lender and Logan T. Allen (the "*Borrower*") dated November 30, 2017 as modified by the loan modification agreement signed by Borrower and dated the same date as this Modification (the "*Loan Modification Agreement*"). The Loan Modification Agreement states that Borrower owes Lender seventy nine thousand five hundred sixty-three and 39/100 Dollars (U.S. \$79,563.39) plus interest. Borrower has promised to pay this debt in regular periodic payments and to pay the debt in full not later than November 30, 2018.

Maximum Obligation Limit. The total principal amount secured by the Security Instrument at any one time will not exceed \$79,563.39 which is a \$436.61 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.

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



Logan T. Allen

8-23-18

Date

Lender

Union State Bank

a/an Iowa _____

David A Koch 8/23/18
Date
David A. Koch
VP

Acknowledgment

State of Iowa

County of Madison

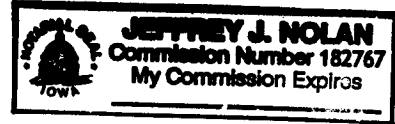
This instrument was acknowledged before me on 8/23/18 by Logan T. Allen, single person.

Jeffrey J Nolan
Notary Public

Jeffrey J Nolan
Notary Public

Jeffrey J Nolan
(Print Name)

My commission expires: 1-10-2020



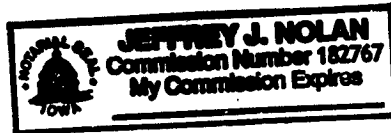
Acknowledgment

State of Iowa

County of Madison

This instrument was acknowledged before me on 8/23/18 by David A. Koch, VP of Union State Bank.

Jeffrey J Nolan
Notary Public



Jeffrey J Nolan
(Print Name)

My commission expires: 1-10-2020

Loan Origination Organization: Union State Bank
NMLS ID: 435185

Loan Originator: David Koch
NMLS ID: 471741