

This Document was Prepared By: Great Western Bank, 10101 University Ave., Clive IA 50325, (515) 440-8480

ASSUMPTION AND ASSIGNMENT of MORTGAGE

This Assumption and Assignment of Mortgage ("Agreement") is made and entered into this 25 day of February, 2019, by and between **Danny J. Allen and Sonia B. Allen**, 1966 175th Lane, Winterset IA 50273 ("Assignor"), **GREAT WESTERN BANK**, 10101 University Ave., Clive IA 50325 ("Lender") and **MR2D, LLC**, 1966 175th Lane, Winterset IA 50273 ("Assignee").

RECITALS:

- A. A Mortgage, dated January 9, 2015 filed for record in the office of the Recorder's Office, Madison County, Iowa on January 13, 2015 at Book 2015, Page 90, as amended by that Modification of Mortgage dated February 12, 2015 and filed on February 17, 2015 at Book 2015, Page 442 (the "Mortgage"), securing the following described real property:

See Exhibit A attached hereto and incorporation herein (the "Real Estate").

- B. Pursuant to a conveyance made with Lender's consent, Assignee now owns the Real Estate.
- C. Assignor is obligated to Lender pursuant to the terms and conditions of certain Promissory Notes dated January 9, 2015, as amended.
- D. Assignee is willing to assume all of the obligations, responsibilities, duties and liabilities of Assignor as the grantor under the Mortgage.
- E. Lender, Assignor, and Assignee have agreed to modify the terms of the Mortgage in accordance with the terms provided below.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignor hereby assigns and Assignee assumes all duties, responsibilities and obligations of the Grantor under the Mortgage. From and after the date of this Agreement the term "Grantor" throughout the Mortgage shall mean MR2D, LLC.
2. All remaining provisions of the Mortgage shall remain in full force and effect except as modified in this Agreement.

ASSIGNOR:

Danny J. Allen
Danny J. Allen

Sonia B. Allen
Sonia B. Allen

[Handwritten signatures of Danny J. Allen and Sonia B. Allen]

LENDER:

GREAT WESTERN BANK

By: Carl Hanson
Its: Carl Hanson

ASSIGNEE:

MR2D, LLC

By: Danny J. Allen
Danny J. Allen, Manager

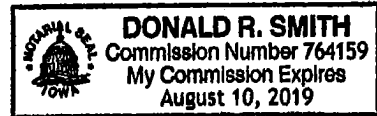
[Handwritten signature of Danny J. Allen]

STATE OF IOWA)
) ss.
COUNTY OF Madison)

This instrument was acknowledged before me on February 25, 2019, by Danny J. Allen, as his voluntary act and deed.

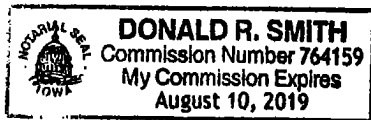
Donald R. Smith
Notary Public

STATE OF IOWA)
) ss.
COUNTY OF Madison)



This instrument was acknowledged before me on February 25, 2019, by Sonia B. Allen, as her voluntary act and deed.

Donald R. Smith
Notary Public



STATE OF IOWA)
) ss.
COUNTY OF Dallas)

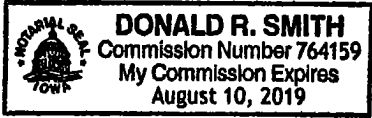
This instrument was acknowledged before me on February 25, 2019, by Carl Hanson, the Ag Banker of Great Western Bank, on behalf of the Bank.

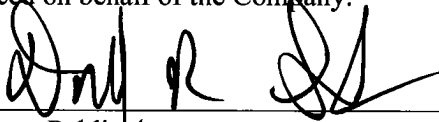
Melina Hodzic
Notary Public



STATE OF IOWA)
) ss.
COUNTY OF Madison)

This instrument was acknowledged before me on February 25, 2019, by Danny J. Allen, the Manager of MR2D, LLC, as the voluntary act and deed on behalf of the Company.





Notary Public

Exhibit A

All of the North Half (1/2) of the Northwest Quarter (1/4) lying South of Middle River, the Southeast Quarter (1/4) of the Northwest Quarter (1/4), and the Northeast Quarter (1/4) of the Southwest Quarter (1/4), all in Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa **EXCEPT** Parcel "A" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-five (35), containing 3.000 acres, as shown in Plat of Survey filed in Book 2008, Page 3000 on October 8, 2008, in the Office of the Recorder of Madison County, Iowa.

Parcel "C", located in the Southeast Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 21.506 acres, as shown in Plat of Survey filed in Book 3, Page 489 on September 15, 1999 in the Office of the Recorder of Madison County, Iowa **and** the South Half (1/2) of the Northwest Quarter (1/4) and the South Half (1/2) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, excepting therefrom land conveyed or used for public highways or roads.

The East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land located therein, containing 9.194 acres, as shown in Plat of Survey recorded in Deed Record 131, Page 606 on June 4, 1993 in the Office of the Recorder of Madison County, Iowa.