

Recorded: 11/13/2023 at 8:19:01.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2843

Prepared By & Return Document to: Jeffrey E. Hiatt, Clemens, Walters, Conlon, Runde & Hiatt, L.L.P.  
2080 Southpark Court, Dubuque, IA 52003 (563)582-2926

### **Subordination Agreement**

**Date:** 11/9/2023

**Property:**

Parcel 2019-06 Part Of Lot 1 Of The Subdivision Of The N 1/2 Of The SW 1/4 Of Section 20, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2019, Page 582.

**Property Address:** 705 Quaker Mill Drive, Manchester, IA 52057

**Subordinating Grantee/Buyer:**

Real Estate Contract Installments:

Grantor/Seller: B4 Investments Properties LLC, Brian D. Werner, Member/Manager

Date: 2/10/23

Grantee/Buyer: Cindi Hutchinson

Recording Information: Recorded 2/13/23 in Book 2023, Page 333 of the records of the Delaware County Recorder.

**New Lender:**

Mortgage Holder: Premier Bank

Dated: 3/1/23

Borrower: B4 Investment Properties LLC, by Brian D. Werner, Member

Note Secured by Mortgage: Premier Bank

Recorded: 3/7/23

Original Principal Amount: \$122,500.00

Recording Information: Book 2023, Page 510

Subordinating Grantee/Buyer is Contract Buyer of the Real Estate Contract Installments

secured by the Real Estate Contract Installments; the Real Estate Contract Installments is a lien on the title to the Property or an interest in that title.

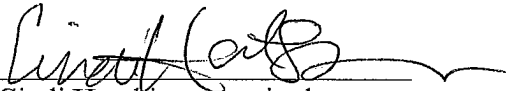
Subordinating Grantee/Buyer unconditionally subordinates its lien on, and all other rights and interests in, the title to the Property resulting from the Real Estate Contract to the lien on, and all other rights and interests in, the title to the Property resulting from the Mortgage. Subordinating Grantee/Buyer agrees that its lien on, and all other rights and interests in, the title to the Property resulting from the Real Estate Contract will remain subordinate to the lien on, and all other rights and interests in, the title to the Property resulting from the Mortgage regardless of any renewal or extension of the Mortgage.

This Subordination Agreement shall be binding upon the successors and assigns of the Subordinating Grantee/Buyer.

When the context requires singular nouns and pronouns, include the plural.

Mortgage means mortgage, deed of trust, or other security instrument.

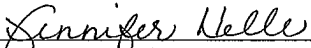
**Subordinating Grantee/Buyer: Cindi Hutchinson**

By:   
Cindi Hutchinson, a single person

STATE OF IOWA, COUNTY OF DUBUQUE

Before me, the undersigned, a Notary Public, in and for the County and State aforesaid, this 9<sup>th</sup> day of November, 2023, personally appeared Cindi Hutchinson, a single person, and acknowledges the execution of the foregoing instrument.



  
Notary Public