

BK: 2020 PG: 3656
Recorded: 9/28/2020 at 8:36:17.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

FOR RECORDER'S USE ONLY

Prepared By: Josh Lanz, Loan Processor, Two Rivers Bank & Trust, 222 N. Main Street, Burlington, IA 52601, (319) 753-3918

ADDRESS TAX STATEMENT:

Two Rivers Bank & Trust, Ingersoll, 3025 Ingersoll Ave, Des Moines, IA 50312

RECORDATION REQUESTED BY:

Two Rivers Bank & Trust, Ingersoll, 3025 Ingersoll Ave, Des Moines, IA 50312

WHEN RECORDED MAIL TO:

Two Rivers Bank & Trust, Ingersoll, 3025 Ingersoll Ave, Des Moines, IA 50312



MODIFICATION OF MORTGAGE



#####13797048540107242020

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 1 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

THIS MODIFICATION OF MORTGAGE dated July 24, 2020, is made and executed between 1300 E Buchanan, LLC, an Iowa Limited Liability Company, whose address is 3901 100th St, Urbandale, IA 50322 (referred to below as "Grantor") and Two Rivers Bank & Trust, whose address is 3025 Ingersoll Ave, Des Moines, IA 50312 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 29, 2019 (the "Mortgage") which has been recorded in MADISON County, State of Iowa, as follows:

Recorded April 3, 2019 at the Madison County Recorders Office in Book 2019, Page 965.

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

Lot One (1) of Bellamy Addition to the City of Winterset, Plat No. 3, Madison County, Iowa, and the East Half (1/2) of Lot Five (5) in Bellamy Addition to the City of Winterset, Plat No. 2, Madison County, Iowa

The Real Property or its address is commonly known as 1300 E BUCHANAN ST, WINTERSET, IA 50273-9589.

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

The Purpose of this Modification of Mortgage is to Decrease the Mortgage Amount down to \$900,000.00. The Mortgage secures credit in the amount of \$900,000.00. Loan 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 OF MORTGAGE
(Continued)**

Loan No: 13797

Page 2

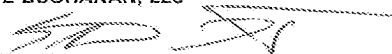
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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.

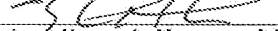
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 24, 2020.

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

GRANTOR:

1300 E BUCHANAN, LLC

By: 
Steven W Den Hartog, Manager of 1300 E Buchanan, LLC

By: 
Zacharias L Hancock, Manager of 1300 E Buchanan, LLC

By: 
Levi W Hancock, Manager of 1300 E Buchanan, LLC

LENDER:

TWO RIVERS BANK & TRUST

X 
Timothy R. Quigg, Central Iowa Market President

MODIFICATION OF MORTGAGE
(Continued)

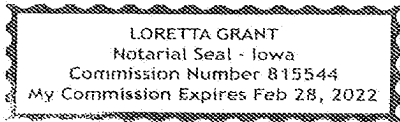
Loan No: 13797

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

This record was acknowledged before me on 21, Sept, 20 20 by Steven W Den Hartog, Manager of 1300 E Buchanan, LLC; Zacharias L Hancock, Manager of 1300 E Buchanan, LLC; and Levi W. Hancock, Manager of 1300 E Buchanan, LLC.

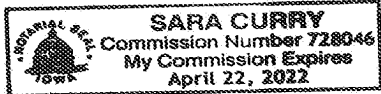


[Signature]
Notary Public in and for the State of Iowa
My commission expires 2-28-22

LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

This record was acknowledged before me on Sept 25th, 20 20 by Timothy R. Quick as Central Iowa Market President of Two Rivers Bank & Trust.



[Signature]
Notary Public in and for the State of IA
My commission expires APR. 22, 2022