



BK: 2022 PG: 3497
Recorded: 12/8/2022 at 8:01:03.0 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: Jeri Cunningham, Loan Administrative Assistant, PEOPLES BANK, 12701 UNIVERSITY AVE, CLIVE, IA 50325, (515) 457-8880

ADDRESS TAX STATEMENT:

PEOPLES BANK, CLIVE, 12701 UNIVERSITY AVE, CLIVE, IA 50325

RECORDATION REQUESTED BY:

PEOPLES BANK, CLIVE, 12701 UNIVERSITY AVE, CLIVE, IA 50325

WHEN RECORDED MAIL TO:

PEOPLES BANK, CLIVE, 12701 UNIVERSITY AVE, CLIVE, IA 50325

MODIFICATION OF MORTGAGE

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 2 of this Modification. The legal description can be found on page 1 of this Modification. The parcel identification number can be found on page 2 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

THIS MODIFICATION OF MORTGAGE dated December 7, 2022, is made and executed between Gerald Neal Dubois III, whose address is 232 6th St, West Des Moines, IA 50265, A SINGLE PERSON (referred to below as "Grantor") and PEOPLES BANK, whose address is 12701 UNIVERSITY AVE, CLIVE, IA 50325 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 15, 2017 (the "Mortgage") which has been recorded in MADISON County, State of Iowa, as follows:

RECORDED ON 9/15/17 IN THE MADISON COUNTY RECORDER'S OFFICE IN BOOK 2017 PAGE 2919.

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

A PARCEL OF LAND LOCATED IN THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS

**MODIFICATION OF MORTGAGE
(Continued)**

Page 2

FOLLOWS, TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION TWENTY-FIVE (25); THENCE SOUTH 0°00'99.2 FEET; THENCE NORTH 89°05' WEST 40.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°00'415.6 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 92; THENCE NORTH 88°25' WEST 811.1 FEET; THENCE SOUTH 0°00'425.0 FEET; THENCE SOUTH 89°05' EAST 810.9 FEET TO THE POINT OF BEGINNING, CONTAINING 7.823 ACRES.

The Real Property or its address is commonly known as 2788 STATE HWY 92, WINTERSET, IA 50273. The Real Property parcel identification number is 400072520020000.

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

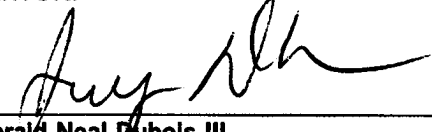
CORRECTING LEGAL DESCRIPTION .

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 DECEMBER 7, 2022.

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

GRANTOR:

x 

Gerald Neal Dubois III

LENDER:

PEOPLES BANK

x 

Donna G Larson, Vice President

MODIFICATION OF MORTGAGE
(Continued)

Page 3

CORPORATE ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

This record was acknowledged before me on December 7, 2022 by Gerald N DuBois III, President of DuBois Agricultural Engineering Incorporated.

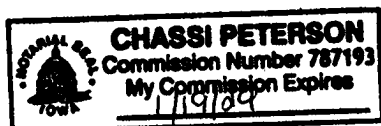


Chassi Peterson
Notary Public in and for the State of Iowa
My commission expires 1/19/24

LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

This record was acknowledged before me on December 7, 2022 by Donna G Larson as Vice President of PEOPLES BANK.



Chassi Peterson
Notary Public in and for the State of Iowa
My commission expires 1/19/24