



Document 2012 1908

Book 2012 Page 1908 Type 04 002 Pages 3
Date 6/29/2012 Time 11:02 AM
Rec Amt \$17.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

FOR RECORDER'S USE ONLY

Prepared By: LeeAnn Jones, Loan Operations, GREAT WESTERN BANK, 2770 8th St SW, Altoona, IA 50009, (515) 967-1495

ADDRESS TAX STATEMENT:

Mark A. Dunahoo and Ann M. Dunahoo, 1403 Willow Ct., Cumming, IA 50061

RECORDATION REQUESTED BY:

GREAT WESTERN BANK, Altoona, 2770 8th St SW, Altoona, IA 50009

✓ **WHEN RECORDED MAIL TO:**

GREAT WESTERN BANK, Altoona, 2770 8th St SW, Altoona, IA 50009

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 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 June 5, 2012, is made and executed between Mark A. Dunahoo and Ann M. Dunahoo, whose address is 1403 Willow Ct., Cumming, IA 50061 (referred to below as "Grantor") and GREAT WESTERN BANK, whose address is 2770 8th St SW, Altoona, IA 50009 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 12, 2010 (the "Mortgage") which has been recorded in Madison County, State of Iowa, as follows:

Recorded in Madison County on 5/20/2010 in Book 2010 Page 1126.

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

Lot Three (3) of Walnut Cove Estates Subdivision, Plat No.1, located in the Northwest Quarter (1/4) of Section Twenty-Five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M. Madison County, Iowa

The Real Property or its address is commonly known as 1403 Willow Ct., Cumming, IA 50061.

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

Mortgage amount decreased to \$79,000.00.

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

**MODIFICATION OF MORTGAGE
(Continued)**

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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 JUNE 5, 2012.

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

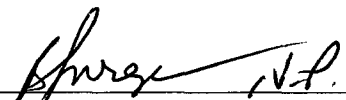
GRANTOR:

X 
Mark A. Dunahoo

X 
Ann M. Dunahoo

LENDER:

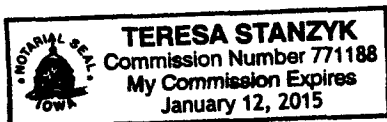
GREAT WESTERN BANK

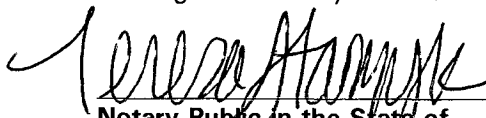
X 
Bob Jurgensen, VP Business Banker

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

On this 23rd day of June, A.D., 20 12, before me, a Notary Public in and for said County and State, personally appeared **Mark A. Dunahoo and Ann M. Dunahoo, husband & wife, as joint tenants, with rights of survivorship**, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.




Notary Public in the State of
Teresa Stanzyk

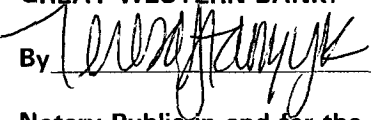
MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

On this 23rd day of June, A.D., 20 12, before me, the undersigned Notary Public in said County and State, personally appeared **Bob Jurgensen** and known to me to be the **VP Business Banker**, authorized agent for **GREAT WESTERN BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **GREAT WESTERN BANK**, duly authorized by **GREAT WESTERN BANK** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **GREAT WESTERN BANK**.

By 
Notary Public in and for the State of IA

Residing at 10101 University Ave, Clive, IA
My commission expires 1/12/15 50325

