



Document 2017 2485

Book 2017 Page 2485 Type 04 002 Pages 3
Date 8/11/2017 Time 9:45:14AM
Rec Amt \$17.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

FOR RECORDER'S USE ONLY

Prepared By: Janice L. Breja, MidWestOne Bank, 802 13th Street, Belle Plaine, IA 52208-1709,
(319) 444-2842

ADDRESS TAX STATEMENT:

PAUL B NARDINI, 2390 HIGHWAY 30, TAMA, IA 52339

RECORDATION REQUESTED BY:

MidWestOne Bank, Belle Plaine Office, 802 13th Street, PO Box 159, Belle Plaine, IA 52208-1709

WHEN RECORDED MAIL TO:

MidWestOne Bank, Belle Plaine Office, 802 13th Street, PO Box 159, Belle Plaine, IA 52208-1709

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 July 14, 2017, is made and executed between Paul B. Nardini; A SINGLE PERSON (referred to below as "Grantor") and MidWestOne Bank, whose address is 802 13th Street, PO Box 159, Belle Plaine, IA 52208-1709 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 15, 2006 (the "Mortgage") which has been recorded in Madison County, State of Iowa, as follows:

THIS MORTGAGE WAS FILED FOR RECORD IN BOOK 2006 AT PAGE 641 ON FEBRUARY 17, 2006 IN THE OFFICE OF THE MADISON COUNTY RECORDER.

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

All that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-eight (28) lying South of the main channel of North Branch and containing 5.85 acres, more or less, and the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), also a tract commencing at a point 6.6 rods south of the Northwest Corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-three (33), thence North to the North Branch of North River in Section Twenty-eight (28), thence following said stream in a Southeasterly direction to a point 284 feet East of the Northwest Corner of the East Half (E 1/2) of the Northwest Quarter (1/4) of said Section, thence following said stream in a Southerly direction to a point 356 feet East of the Northwest Corner of said Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence following said stream in a Southerly direction to a point 6.6 rods South of the North Line of said last described 40-acre tract, thence West to the point of beginning, estimated to contain 9.2 acres, more or less; all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

The Real Property or its address is commonly known as R.R., Madison County, IA.

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

IN CONSIDERATION OF THE MUTUAL PROMISES AND AGREEMENTS HEREIN SET FORTH, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION THE PARTIES HERETO AGREE THAT THE TIME PROVIDED IN SUCH MORTGAGE FOR THE PAYMENT OF THE PRINCIPAL SUM NOW SECURED THEREBY IS HEREBY EXTENDED TO AUGUST 14, 2037, AND TO ADD NOTICE OF WAIVER OF HOMESTEAD EXEMPTION, WITH THE OTHER TERMS AND CONDITIONS OF SAID MORTGAGE AS RECORDED TO REMAIN IN FULL FORCE AND EFFECT.

**MODIFICATION OF MORTGAGE
(Continued)**

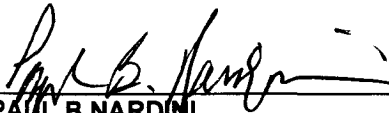
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CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender 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 14, 2017.

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

GRANTOR:

x 
PAUL B NARDINI

LENDER:

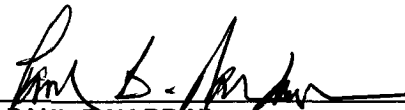
MIDWESTONE BANK

x 
Cory Ahrendsen, Second Vice President

NOTICE OF WAIVER OF HOMESTEAD EXEMPTION

GRANTOR UNDERSTANDS THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE, AND THAT BY SIGNING THIS MODIFICATION, GRANTOR VOLUNTARILY GIVES UP GRANTOR'S RIGHT TO THIS PROTECTION FOR THIS MORTGAGED PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS MODIFICATION. DATED JULY 14, 2017.

GRANTOR:

x 
PAUL B NARDINI

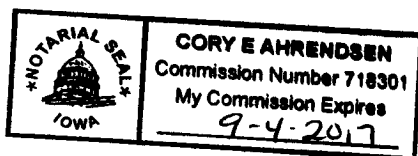
MODIFICATION OF MORTGAGE
(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Madison)

This record was acknowledged before me on July 14, 2017 by PAUL B NARDINI, A SINGLE PERSON.

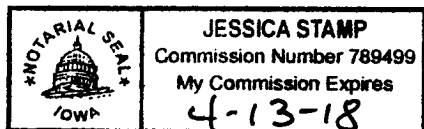


Cory E Ahrendsen
Notary Public in and for the State of Iowa
My commission expires 9-4-2017

LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Madison)

This record was acknowledged before me on July 14, 2017 by Cory Ahrendsen as Second Vice President of MidWestOne Bank.



Jessica Stamp
Notary Public in and for the State of Iowa
My commission expires 4-13-18