22.00

CAVK

Webster County
Judy R. Cosgrove, Recorder
Instrument #2014-00857
02/28/2014 @10:54 AM
MODF MODIFICATION
Total Fees: $22.00 # Pages: 4

FOR RECORDER'S USE ONLY

Prepared By: Sue Adel, Loan Administrative Assistant , First Westroads Bank, Inc., 15750 West Dodge Road, Omaha, NE 68118, (402) 330-7200

RECORDATION REQUESTED BY:
First Westroads Bank, Inc.; 15750 West Dodge Road; Omaha, NE 68118

WHEN RECORDED MAIL TO:
First Westroads Bank, Inc.; 15750 West Dodge Road; Omaha, NE 68118

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 parcel identification number 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 September 19, 2013, is made and executed between BJS Enterprises, L.C.; an Iowa Limited Liability Company (referred to below as "Grantor") and First Westroads Bank, Inc., whose address is 15750 West Dodge Road, Omaha, NE 68118 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 21, 2004 (the "Mortgage") which has been recorded in Webster County, State of Iowa, as follows:

Recorded January 23, 2004, Webster County, Iowa Recorder, Instrument # 2004-483.

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

See exhibit "A"
168 So. 25th, Fort Dodge, IA 50501

The Real Property or its address is commonly known as 168 So. 25th, Fort Dodge, IA 50501. The Real Property parcel identification number is 07-21-352-013.

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

Extend Maturity from January 21, 2014 until canceled in writing by First Westroads Bank.

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 SEPTEMBER 19, 2013.

GRANTOR:

BJS ENTERPRISES, L.C.

By: Betty Jane Shaw
Betty Jane Shaw, Member of BJS Enterprises, L.C.

LENDER:

FIRST WESTROADS BANK, INC.

X
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Nebrasla)
) SS
COUNTY OF Douglas)

This record was acknowledged before me on September 19, 2013 by Betty Jane Shaw, Member of BJS Enterprises, L.C..

Notary Public in and for the State of NE

GENERAL NOTARY - State of Nebraska
ADRIENNE SUE ADEL
My Comm. Exp. October 19, 2016

My commission expires

LENDER ACKNOWLEDGMENT

STATE OF Nebraska)
) SS
COUNTY OF Douglas)

This record was acknowledged before me on Sept 19, 20 13 by Joel C Jensen as SR Vice President of First Westroads Bank, Inc.

Adrienne Adel
Notary Public in and for the State of NE

My commission expires _____

GENERAL NOTARY - State of Nebraska
ADRIENNE SUE ADEL
My Comm. Exp. October 19, 2018

EXHIBIT "A"

Part of Lot 15, all in County Auditor's Subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 89 North, Range 28 West of the 5th P.M., in Fort Dodge, Webster County, Iowa, more particularly described as follows: Beginning at the Northwest corner of said Lot 15, thence S90°00'00"E 295.60 feet, thence S00°03'40"W 126.85 feet, thence N89°56'00"W, 295.71 feet, thence N00°06'45"E 126.59 feet to the point of beginning.

(168 SOUTH 25TH, FORT DODGE, IA 50501)

1st Westroads BK.

15758 West Dodge. Rd.

Omaha NE; 68118