

2016-005572
Number: 2016-005572
Recorded: 10/18/2016 at 3:04:52.0 PM
Fee Amount: \$17.00
Revenue Tax:
Lisa L. Schreiner RECORDER
Des Moines County, Iowa

FOR RECORDER'S USE ONLY

Prepared By: Eric L. Tyner, Loan Processor, Two Rivers Bank & Trust, 222 N. Main St, Burlington, IA 52601, (319) 753-3918

RECORDATION REQUESTED BY:

Two Rivers Bank & Trust, Regency, 4500 Westown Parkway, Suite 150, West Des Moines, IA 50266

WHEN RECORDED MAIL TO:

Two Rivers Bank & Trust, 222 N. Main St., P.O. Box 728, Burlington, IA 52601



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 October 10, 2016, is made and executed between Historic Tama LLC, an Iowa Limited Liability Company, whose address is 4130 River Oaks Drive, Des Moines, IA 50312 (referred to below as "Grantor") and Two Rivers Bank & Trust, whose address is 4500 Westown Parkway, Suite 150, West Des Moines, IA 50266 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 8, 2015 (the "Mortgage") which has been recorded in Des Moines County, State of Iowa, as follows:

Recorded the Office of Des Moines County Recorder on May 8, 2015 as Instrument #: 2015-002190.

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

EASTERLY 3/5 of TOWN LOTS NUMBERED 369 AND 370, and EASTERLY 3/5 of SOUTHERLY 1/3 of TOWN LOT NUMBERED 371. All in the Original City of Burlington, Des Moines County, Iowa. SUBJECT to Easements of record

AND

WESTERLY TWO-FIFTHS OF Town Lots Nos. 369 and 370, and WESTERLY TWO-FIFTHS of SOUTHERLY ONE-THIRD of Town Lot No. 371; ORIGINAL CITY OF BURLINGTON, Des Moines County, Iowa.

The Real Property or its address is commonly known as 300, 304, and 310 Jefferson Street, Burlington, IA 52601.

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

The purpose of this Mortgage Modification is to increase the Mortgage Amount to \$4,850,000.00.

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

**MODIFICATION OF MORTGAGE
(Continued)**

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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 OCTOBER 10, 2016.

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

GRANTOR:

HISTORIC TAMA LLC

By: *Kevin J. Kuckelman*
Kevin J. Kuckelman, Managing Member of Historic Tama LLC

By: *Douglas A. Wells*
Douglas A. Wells, Member of Historic Tama LLC

LENDER:

TWO RIVERS BANK & TRUST

X *Ryan J. Dea*
Ryan J. Dea, Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

This record was acknowledged before me on October 12, 2016 by Kevin J. Kuckelman, Managing Member of Historic Tama LLC and Douglas A. Wells, Member of Historic Tama LLC.



Ryan J. Dea
Notary Public in and for the State of IA
My commission expires 8-16-2018

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(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Folk)

This record was acknowledged before me on October 12, 20 16 by Ryan J. Dea as Vice President of Two Rivers Bank & Trust.



[Signature]
Notary Public in and for the State of IA
My commission expires 11.27.16