

FILED NO. 180488  
BOOK      PAGE       
DATE 12-14-2018 TIME 9:56 AM  
FEE \$22.00  
JULIE PHILLIPS  
RECORDER  
IDA COUNTY, IOWA

### MODIFICATION OF MORTGAGE

**RECORDATION REQUESTED BY:**

Minnwest Bank  
St. Cloud  
3130 2nd St S.  
P.O. Box 7429  
St Cloud, MN 56302-7429

**WHEN RECORDED MAIL TO:**

Minnwest Bank  
St. Cloud  
3130 2nd St S.  
P.O. Box 7429  
St Cloud, MN 56302-7429

**SEND TAX NOTICES TO:**

Midwest Properties of Ida Grove, LLC  
30212 Rasmussen Rd  
Pequot Lakes, MN 56472



\*86171020020740\*

**NOTICE:** This is a mortgage amendment, as defined in Minnesota Statutes, Section 287.01, Subdivision 2, and as such it does not secure a new or an increased amount of debt.

**THIS MODIFICATION OF MORTGAGE** dated November 26, 2018, is made and executed between Midwest Properties of Ida Grove, LLC, a Minnesota Limited Liability Company (referred to below as "Grantor") and Minnwest Bank, whose address is 3130 2nd St S., P.O. Box 7429, St Cloud, MN 56302-7429 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated June 21, 2011 (the "Mortgage") which has been recorded in IDA County, State of Iowa, as follows:

RECORDED ON JUNE 22, 2011 IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR IDA COUNTY AS DOCUMENT NUMBER 110607

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

See EXHIBIT A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 800 BYRON GODBERSEN DR , IDA GROVE , IA 51445.

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

**THE MATURITY DATE TO BE EXTENDED TO NOVEMBER 25, 2019** \*The Mortgagee has changed its name from Minnwest Bank, M.V. to Minnwest Bank as a result of merger, consolidation, or amendment to charter or articles of incorporation..

**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.

MODIFICATION OF MORTGAGE  
(Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED NOVEMBER 26, 2018.

GRANTOR:

MIDWEST PROPERTIES OF IDA GROVE, LLC

By: [Signature]  
Kent Marthaler, President/Treasurer of Midwest Properties of Ida Grove, LLC

By: [Signature]  
Charles Lane, Vice President/Secretary of Midwest Properties of Ida Grove, LLC

LENDER:

MINNWEST BANK

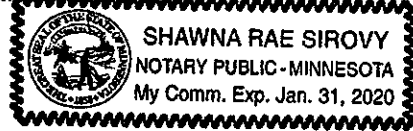
X [Signature]  
Authorized Officer

This Modification of Mortgage was drafted by:

Michelle Belrichard, Loan Servicing Specialist  
Minnwest Bank  
3130 2nd St S.  
St Cloud, MN 56302-7429

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Minnesota )  
 ) SS  
COUNTY OF Crow wing )

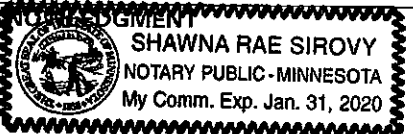


On this 5 day of December, 2018, before me, the undersigned Notary Public, personally appeared Kent Marthaler, President/Treasurer of Midwest Properties of Ida Grove, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at Pequot Lakes  
Notary Public in and for the State of Minnesota My commission expires Jan 31 2020

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Minnesota )  
 ) SS  
COUNTY OF Crow wing )



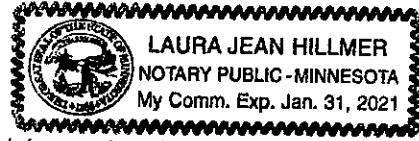
On this 5 day of December, 2018, before me, the undersigned Notary Public, personally appeared Charles Lane, Vice President/Secretary of Midwest Properties of Ida Grove, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at Pequot Lakes  
Notary Public in and for the State of Minnesota My commission expires Jan 31 2020

MODIFICATION OF MORTGAGE  
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Minnesota )  
 )  
COUNTY OF Stearns ) SS  
 )



On this 10<sup>th</sup> day of December, 20 18, before me, the undersigned Notary Public, personally appeared Mike Townsend and known to me to be the Market President, authorized agent for Minnwest Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Minnwest Bank, duly authorized by Minnwest 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 Minnwest Bank.

By Laura J Hillmer  
Notary Public in and for the State of MN

Residing at \_\_\_\_\_  
My commission expires 1-31-21

**EXHIBIT A**

A tract of land located in the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 23, Township 87 North, Range 40, West of the 5th P.M., Ida County, Iowa, and being more particularly described as follows:

Commencing at the Southeast Corner of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 23; thence on a previously recorded bearing of North 00°26'35" West along the East line of said SW $\frac{1}{4}$  NE $\frac{1}{4}$ , 322.72 feet; thence South 90°00'00" West 191.00 feet to the Point of Beginning; thence North 00°26'35" West 271.44 feet to the South line of Byron Godberson Drive; thence South 90°00'00" West, along said South line 77.14 feet; thence continuing along said South line on the arc of a 440.35 feet radius curve concave Northeasterly 416.97 feet, said curve having a chord which bears North 62°51'56" West, for 401.57 feet; thence South 00°39'03" East, 454.66 feet; thence North 90°00'00" East 431.41 feet to the Point of Beginning.