

FILED NO. 190374  
BOOK      PAGE       
DATE 10-17-2019 TIME 10:01 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



**THIS MODIFICATION OF MORTGAGE** dated September 25, 2019, is made and executed between Midwest Properties of Ida Grove, 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 Grove 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 Godberson Dr, Ida Grove, IA 51445.

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

The maturity date of the Note and Mortgage is hereby amended to January 25, 2020. In addition, on or about the date hereof, the Mortgagor's request of the Lender to readvance under the Note the principal sum of \$1,289,836.19.

**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 25, 2019.**

GRANTOR:

MIDWEST PROPERTIES OF IDA GROVE, LLC

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

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

MODIFICATION OF MORTGAGE  
(Continued)

Loan No: 8617102002

Page 2

LENDER:

MINNWEST BANK

X [Signature]  
Authorized Officer

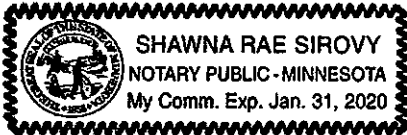
This Modification of Mortgage was drafted by:

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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Minnesota )  
 ) SS  
COUNTY OF Crow wing )

This instrument was acknowledged before me on Oct 9, 2019, by Kent William Marthaler, President/Treasurer of Midwest Properties of Ida Grove, LLC.

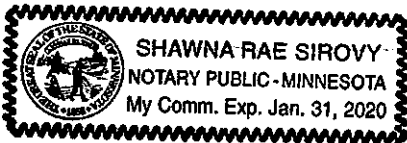


[Signature]  
Signature of Notarial Officer  
customer service rep  
Title (and Rank)  
My commission expires Jan 31 2020

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Minnesota )  
 ) SS  
COUNTY OF Crow wing )

This instrument was acknowledged before me on Oct 9, 2019, by Charles Joseph Lane, Vice President/Secretary of Midwest Properties of Ida Grove, LLC.



[Signature]  
Signature of Notarial Officer  
customer service rep  
Title (and Rank)  
My commission expires Jan 31 2020

LENDER ACKNOWLEDGMENT

STATE OF Minnesota )  
 )  
COUNTY OF Stearns )  
 )

This instrument was acknowledged before me on October 15, 2019 by Mike Toussaint  
as Market President of Minnwest Bank.

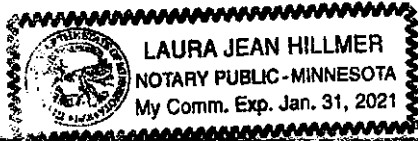
Laura Jean Hillmer

Signature of Notarial Officer

Notary Public

Title (and Rank)

My commission expires 1-31-21



**EXHIBIT "A"**

**Parcel 1:**

**A tract of land located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) 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 SW1/4 NE1/4 of said Section 23; thence on a previously recorded bearing of North 00°26'35" West along the East line of said SW1/4 NE1/4, 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 Godbersen 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 foot 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.**

**Parcel 2:**

**Easement rights as contained in Permanent Easement Agreement for Construction and Maintenance of Sanitary Sewer recorded May 27, 2010 in Book 10-A at Page 515 of the Official Records of Ida County, Iowa.**