

2016-002987
Number: 2016-002987
Recorded: 6/20/2016 at 9:22:23.0 AM
Fee Amount: \$12.00
Revenue Tax:
Lisa L. Schreiner RECORDER
Des Moines County, Iowa

FOR RECORDER'S USE ONLY

Prepared By: Eric 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 June 1, 2016, is made and executed between Historic Tama LLC, an Iowa Limited Liability Company, whose address is 401 Main Street, Suite 2, Keokuk, IA 52632 (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, 2016 (the "Mortgage") which has been recorded in Des Moines County, State of Iowa, as follows:

Recorded in the Office of the County Recorder of Des Moines County on May 8, 2015 as Instrument No. 2015-002190.

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

The 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 Original City of Burlington, Des Moines County, Iowa.

AND

The Westerly 2/5 of Town Lots Numbered 369 and 370 and the Westerly 2/5 of Southerly 1/3 of Town Lot Numbered 371. All in the Original City of Burlington, Des Moines County, Iowa.

The Real Property or its address is commonly known as 300 Jefferson St, Burlington, IA 52601.

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

The Purpose of this Modification of Mortgage is to increase the Mortgage Amount to \$500,00.00.

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 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 endorers to the Note,

**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 3623

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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 JUNE 1, 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, Manager 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 June 13, 2016 by Kevin J. Kuckelman, Manager of Historic Tama LLC.

JANICE C OLDFIELD
Notary Public in and for the State of Iowa
Commission Number 790161
My commission expires May 27, 2018
Janice Oldfield 6/13/16