

Recorded: 6/26/2023 at 3:58:23.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1440

FOR RECORDER'S USE ONLY

Prepared By: Christian Dunn, Heartland Bank and Trust Company, 59 4th St N, Central City, IA
52214, (319) 438-6621

RECORDATION REQUESTED BY:

Heartland Bank and Trust Company, BR# 750-Central City-CC4, 59 4th St N, Central City, IA
52214

WHEN RECORDED MAIL TO:

Heartland Bank and Trust Company, Attn: Commercial Loan Support, P.O. Box 67, Bloomington,
IL 61702-0067

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 2 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 26, 2023, is made and executed between Alan Lester Saunders and Debra Marie Saunders, as husband and wife (referred to below as "Grantor") and Heartland Bank and Trust Company, whose address is 59 4th St N, Central City, IA 52214 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 11, 2021 (the "Mortgage") which has been recorded in Delaware County, State of Iowa, as follows:

Recorded on June 11, 2021 in Book 2021 Page 2150.

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

The Northeast Quarter (NE 1/4) of Section 16, Township 87 North, Range 5, West of the 5th P.M.,
except the North 125 feet thereof;
AND

**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 6590144350

Page 2

The North 125 feet of the NE 1/4 of Section 16, Township 87 North, Range 5, West of the 5th P.M. Delaware County, Iowa.

AND

The South 125 feet of the SE 1/4 of Section 9, Township 87 North, Range 5, West of the 5th P.M.

The Real Property or its address is commonly known as 3031 190th Ave, Ryan, IA 52330. The Real Property tax identification number is 330160001700; 330160001410; 330090000940.

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


a promissory note in the principal amount of \$200,000.00 dated June 26, 2023 that bears interest at the rate described in the note with a maturity date of June 26, 2028 together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note and a promissory note in the principal amount of \$370,000.00 dated June 11, 2021 that bears interest at the rate described in the note with a maturity date of July 1, 2028 together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note

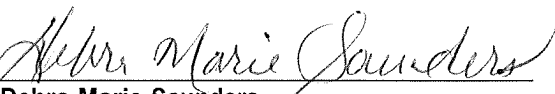
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 JUNE 26, 2023.

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

GRANTOR:

X 
Alan Lester Saunders

X 
Debra Marie Saunders

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 6590144350

Page 3

LENDER:

HEARTLAND BANK AND TRUST COMPANY

X 
Daniel E Short, Assistant Vice President

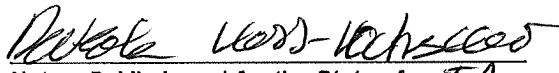
INDIVIDUAL ACKNOWLEDGMENT

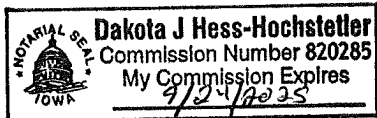
STATE OF Iowa)

) SS

COUNTY OF Lin)

This record was acknowledged before me on June 26th, 2023 by Alan
Lester Saunders and Debra Marle Saunders.


Notary Public in and for the State of IA
My commission expires 9/24/2025



MODIFICATION OF MORTGAGE
(Continued)

Loan No: 6590144350

Page 4

LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Linn)

This record was acknowledged before me on JUNE 26th, 2023 by Daniel E Short as Assistant Vice President of Heartland Bank and Trust Company.

Dakota Hess-Hochstetler
Notary Public in and for the State of IA
My commission expires 9/24/2025

