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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

\_\_\_\_ State of Iowa \_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_  
Prepared By: ANGELA WENDT

FARMERS & MERCHANTS  
SAVINGS BANK

101 E. MAIN ST. PO BOX 588, MANCHESTER, IA 52057 (563) 927-4475

Return To: FARMERS & MERCHANTS  
SAVINGS BANK

101 E. MAIN ST. PO BOX  
588 MANCHESTER, IA 52057

### MODIFICATION OF OPEN-END MORTGAGE

**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is 03-11-2024  
\_\_\_\_\_. The parties and their addresses are:

**MORTGAGOR:** THREE BEES PROPERTIES, LLC, LLC  
1235 200TH ST.  
MANCHESTER, IA 52057

☐ If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors,  
their signatures and acknowledgments. The Addendum is located on \_\_\_\_\_.

**LENDER:** FARMERS & MERCHANTS SAVINGS BANK  
Organized and existing under the laws of the state of Iowa  
101 E. MAIN ST. PO BOX 588  
MANCHESTER, IA 52057

**BACKGROUND.** Mortgagor and Lender entered into a Security Instrument dated 12-22-2021  
\_\_\_\_\_ and recorded on 12-23-2021 \_\_\_\_\_. The Security Instrument was  
recorded in the records of DELAWARE  
County, Iowa at BOOK 2021, PAGE 4436 \_\_\_\_\_. The property is located  
in DELAWARE \_\_\_\_\_ County at 102 LEGION ST,  
MANCHESTER, IA 52057 \_\_\_\_\_.

The property is described as: (If the legal description of the property is not on page one of  
this Security Instrument, it is located on \_\_\_\_\_.)

LOTS FIVE HUNDRED FIFTEEN (515), FIVE HUNDRED SIXTEEN (516), AND FIVE  
HUNDRED SEVENTEEN (517), MANCHESTER, IOWA, ACCORDING TO PLAT  
RECODED IN BOOK I L.D., PAGE 284

**NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 190,000.00**  
**LOANS AND ADVANCES UP TO THIS AMOUNT, TOGETHER WITH INTEREST, ARE SENIOR TO INDEBTEDNESS TO OTHER CREDITORS UNDER SUBSEQUENTLY RECORDED OR FILED MORTGAGES AND LIENS.**

**MODIFICATION.** For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*

**LOAN DATED 3-11-2024**

☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$ 400,000.00 ☒ which is a \$ 100,000.00 ☒ increase ☐ decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.

**WARRANTY OF TITLE.** Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for encumbrances of record.

**CONTINUATION OF TERMS.** Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

**NOTICE TO CONSUMER**

(For purposes of this Notice, "You" means Mortgagor)

1. Do not sign this paper before you read it. 2. You are entitled to a copy of this paper. 3. You may prepay the unpaid balance at any time with penalty and may be entitled to receive a refund of unearned charges in accordance with law. 4. If you prepay the unpaid balance, you may have to pay a minimum charge not greater than seven dollars and fifty cents.

**SIGNATURES:** By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

**MORTGAGOR:** THREE BEES PROPERTIES, LLC

  
(Signature) **MATTHEW D. DREES, MANAGING MEMBER**

3/11/24

(Date)

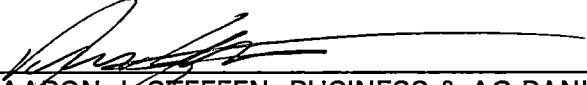
(Signature)

(Date)

(Signature)

(Date)

**LENDER: FARMERS & MERCHANTS SAVINGS BANK**

By   
**AARON J. STEFFEN, BUSINESS & AG BANKER**

**ACKNOWLEDGMENT:**

(Individual) STATE OF IOWA, COUNTY OF DELAWARE } ss.  
On this 11<sup>th</sup> day of MARCH, before me, a  
Notary Public in the state of Iowa, personally appeared MATTHEW D. DREES  
AND AARON STEFFEN to me  
known to be the person(s) named in and who executed the foregoing instrument,  
and acknowledged that he/she/they executed the same as his/her/their voluntary  
act and deed.

My commission expires:

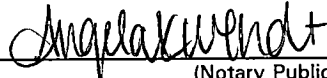


  
(Notary Public)

**ACKNOWLEDGMENT:**

(Lender) STATE OF Iowa, COUNTY OF DELAWARE } ss.  
On this 11th day of March, 2024, before me, a  
Notary Public in the state of Iowa, personally appeared AARON J. STEFFEN  
, to me personally known, who  
being by me duly sworn or affirmed did say that person is BUSINESS & AG  
BANKER of said entity, (that seal affixed to said instrument is the  
seal of said entity or no seal has been procured by said entity) and that said  
instrument was signed and sealed, if applicable, on behalf of the said entity by  
authority of its ADMINISTRATIVE ASSISTANT and the said  
BUSINESS & AG BANKER  
acknowledged the execution of said instrument to be the voluntary act and deed of  
said entity by it voluntarily executed.

My commission expires: 03-20-2026  
(Seal)

  
(Notary Public)  
ANGELA K. WENDT



Loan origination organization  
NMLS ID  
Loan originator  
NMLS ID