

Recorded: 8/22/2024 at 3:51:11.0 PM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2050

This instrument was prepared by: Sam Domever for Community Savings Bank, 101 E Union, PO Box 77, Edgewood, IA 52042 (563)928-6425
Return to: Community Savings Bank, 101 E Union, PO Box 77, Edgewood, IA 52042

MORTGAGE MODIFICATION AGREEMENT

This Mortgage Modification Agreement ("Agreement") made this August 19, 2024 between Anthony and Joellyn Helmrich ("Mortgagor(s)") and Community Savings Bank ("Lender").

NOTICE: The Open-End Mortgage identified below secures credit in the amount of \$2,000,000.00. Loans and advance up to this amount, together with interest, are senior to indebtedness to other creditors under subsequently recorded or filed mortgages and liens.

For good and valuable consideration Mortgagor(s) and Lender hereby agree that the Open-End Real Estate Mortgage of the Mortgagors dated August 23, 2021, and filed on August 27, 2021 in the records of the Recorder of Delaware County, Iowa, BK: 2021 PG:3064 for real estate legally described as:

THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4), AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTY SEVEN (87) NORTH, RANGE SIX (6), WEST OF THE FIFTH P.M., EXCEPT THE EAST EIGHT HUNDRED (800) FEET OF THE SOUTH TWO HUNDRED (200) FEET OF THE NORTH NINE HUNDRED (900) FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION SEVEN (7) KNOWN AS 2963 110th AVE, MASONVILLE, IOWA
The SE 1/4 of the NW 1/4, the S 1/2 of the SW 1/4 of the NE 1/4, the E 1/2 of the SE 1/4, and the NW 1/4 of the SE 1/4, all in Section 7, T87N, R6W of the Fifth P.M., except the East 800 feet of the South 200 feet of the North 900 feet of the NE 1/4 of the SE 1/4 of Section 7, T87N, R6W, of the Fifth P.M., subject to highways, easements and other rights of record including those granted and reserved in contrast recorded in Book 135 Page 334
The North One Half (N 1/2) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), and the East One-Half (E 1/2) of the East One-Half (E 1/2) of the Northwest Fractional Quarter (NW fr 1/4) of Section Eighteen (18) all in township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M.

The property is located in Delaware County at 2963 110th Ave, Masonville, IA 50654.

The purpose of this Real Estate Modification is to remove section titled LIMITATIONS ON CROSS-COLLATERALIZATION from said open-end real estate mortgage.

Except as provided above, all the terms and conditions of the Open-End Real Estate Mortgage shall continue in full force and effect, unchanged by this Agreement.

IN WITNESS WHEREOF, the Mortgagor(s) have executed this document, and acknowledge receipt of a copy thereof as of the date first written above.

MORTGAGOR:
Anthony F Helmrich

MORTGAGOR:
Joellyn T Helmrich

Anthony F Helmrich
Anthony F Helmrich

8/19/24
Date

Joellyn T Helmrich
Joellyn T Helmrich

8-19/24
Date

MORTGAGOR NOTARIZATION

STATE OF Iowa
COUNTY OF Delaware

On this 19th day of August, 2024 before me, the undersigned, a Notary Public, personally appeared Anthony & Joellyn Helmrich to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Liz Rude
NOTARY PUBLIC IN THE STATE OF Iowa
My commission expires: 11-17-2026