

Recorded: 9/11/2024 at 12:44:08.0 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: 2262

This instrument was prepared by: Renee Nurre 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 September 9, 2024 between PWV Real Estate, LLC, an Iowa Limited Liability Company ("Mortgagor(s)) and Community Savings Bank ("Lender").

NOTICE: The Open-End Mortgage identified below secures credit in the amount of \$2,400,000.00 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 29, 2020 and filed on September 1, 2020 in the records of the Recorder of Delaware County, Iowa, Book: 2020 Page: 2963 for real estate legally described as:

Lot Two (2) of Hartwick Lake Club North Fifth Subdivision Part of the SW ¼-Fr. SW ¼, Part of Lot Four (4) Of Hartwick Lake Club North Third Subdivision Sec. 19, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2015, Page 644; also Lot Four (4) of Hartwick Lake Club North Sixth Subdivision A Subdivision of Lot 1 Of Hartwick Lake Club North Fifth Subdivision Part Of The SW 1/4 -Fr. SW ¼ Of Sec. 19, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 239

Parcel U, Part Of The NW 1/4-NW 1/4 Sec. 30, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 1752; also all lake frontage running to the waterfront and then at right angles to the middle of Lake Delhi, also called Hartwick Lake, in respect to and adjoining said Parcel U.

The property is located in Delaware County at 22140 261st Street and 2593 220th Ave, Delhi, IA 52223.

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:
PWV Real Estate, LLC

MORTGAGOR:
PWV Real Estate, LLC

Patrick M Vance, Member
Patrick M Vance, Member 9-9-2024
Date

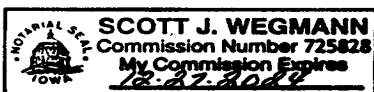
Wendy A Vance, Member
Wendy A Vance, Member 9-9-24
Date

MORTGAGOR NOTARIZATION

STATE OF Iowa

COUNTY OF Delaware

On this 9th day of September, before me, the undersigned, a Notary Public, personally appeared Patrick M. Vance and Wendy A. Vance 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.



[Signature]
NOTARY PUBLIC IN THE STATE OF Iowa
My commission expires: 12-27-2024