

Recorded: 11/7/2024 at 11:36:11.0 AM
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: 2812

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 between Lake Design & Decor, L.L.C. ("Mortgagor(s)") and Community Savings Bank ("Lender").

NOTICE: The Open-End Mortgage identified below secures credit in the amount of \$100,000.00 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 September 20, 2017 and filed on October 4, 2017 in the records of the Recorder of Delaware County, Iowa, BK: 2017 PG: 2764 for real estate legally described as:

Commencing at a point on the West Line of Lot One Hundred Forty-one (141) in the town of Manchester, Delaware County, Iowa 44 feet North of the Southwest corner thereof, running thence North 24 feet along Franklin Street, thence East 66 feet, thence South 24 feet, thence West 66 feet to the place of beginning, subject to the easement and right granted to one I.S. Moreland to erect and maintain a chimney on the following described part of said premises, to-wit: Commencing 35 inches West of the Southeast corner of said parcel, running thence North 24 inches, thence West 30 inches, thence South 24 inches, thence East 30 inches to the point of beginning, in the certain instrument recorded in the Office of the Recorder of Delaware County, Iowa, in Book F of Miscellaneous on Page 379 thereof; together with any and all title or use in and to the North 3 feet of the South 71 feet of said Lot 141 in the city of Manchester, Iowa, reserved by the Delaware County Bank in the certain deed to A.B. Tirrill and H.A. Granger, recorded in the office of the Recorder of Delaware County, Iowa, in Book K of Town Lot Deed Records on Page 299 thereof, and subject to the right to use of the wall located on said strip to Floyd G. Van Auken and Garnett Hon in deed recorded in the office of the Recorder of Delaware County, Iowa, in Book 9 of Town Lot Deed records on page 361 etc. thereof; and together with all fixtures attached to the floors and walls of the first and ground floor of the building situated on the above described premises, including the vault and vault door.

The property is located in Delaware County at 105 North Franklin Street, Manchester, Iowa 52057.

The purpose of this Real Estate Modification is to remove the 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:
Lake Design & Decor, L.L.C.

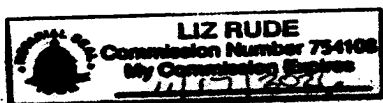
Roger Lake Member 11/6/2024 Date

MORTGAGOR NOTARIZATION

STATE OF Iowa

COUNTY OF Delaware

On this 6th day of November, 2024 before me, the undersigned, a Notary Public, personally appeared Roger Lake 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