

Recorded: 11/19/2024 at 2:57:25.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2921

_____ State of Iowa _____ Space Above This Line For Recording Data _____

Prepared By: TRACY L FONCK
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 11-15-2024
_____. The parties and their addresses are:

MORTGAGOR: CHARLES M. ZANGERLE and PAULA M. ZANGERLE, HUSBAND AND
WIFE
2234 180TH AVENUE
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 01-23-2015
_____ and recorded on 01-26-2015 _____. The Security Instrument was
recorded in the records of DELAWARE _____
County, Iowa at BOOK 2015, PAGE 239 _____. The property is located
in Delaware _____ County at 2234 180th Avenue
Manchester, Iowa 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 PAGE 5- EXHIBIT "A" _____.)

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 55,000.00 . 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.)*

INCREASE MORTGAGE SECURED AMOUNT FROM \$25,000.00 TO \$55,000.00

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$ 55,000.00 which is a \$ 30,000.00 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

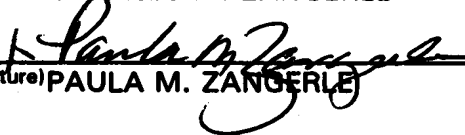
(For purposes of this Notice, "You" means Mortgagor)

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:

 11/19/24
(Signature) CHARLES M. ZANGERLE (Date)

 11/19/24
(Signature) PAULA M. ZANGERLE (Date)

(Signature) (Date)

LENDER: FARMERS & MERCHANTS SAVINGS BANK

By 
KEITH A. KRAMER, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT:

(Individual) STATE OF Iowa, COUNTY OF DELAWARE } ss.
On this 15th day of November, 2024, before me, a Notary Public in the state of Iowa, personally appeared CHARLES M. ZANGERLE; PAULA M. ZANGERLE, HUSBAND AND WIFE 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:
(Seal)



(Notary Public)



EXHIBIT "A"

LOT TWO (2), SUBDIVISION OF PART OF SOUTH 1884/3337 OF NORTHWEST QUARTER (NW¼) OF SECTION FIVE (5), LYING EAST OF CENTER OF DELHI AND INDEPENDENCE STATE ROAD, AND LOT TWO (2) OF SUBDIVISION OF LOT FOUR (4), SUBDIVISION OF WEST ONE HALF (W½) OF NORTHEAST QUARTER (NE¼) AND PART OF WEST ONE HALF (W½) OF SOUTHEAST QUARTER (SE¼) OF SECTION FIVE (5), ALL IN TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M.