

Recorded: 12/26/2024 at 12:38:10.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 3218

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**FOR RECORDER'S USE ONLY**

**Prepared By: Ben Hendricks, Business Loan Processor, Dupaco Community Credit Union, 3299 Hillcrest Road, Dubuque, IA 52001, (563) 557-7600**

**RECORDATION REQUESTED BY:**

**Dupaco Community Credit Union, Dubuque JFK Rd, 3299 Hillcrest Road, Dubuque, IA 52001**

**WHEN RECORDED MAIL TO:**

**Dupaco Community Credit Union, Dubuque JFK Rd, 3299 Hillcrest Road, Dubuque, IA 52001**

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**MODIFICATION OF MORTGAGE**

The names of all Grantors (sometimes "Grantor") can be found on page 1 of this Modification. The names of all Grantees (sometimes "Lender") can be found on page 1 of this Modification. The property address can be found on page 2 of this Modification. The legal description can be found on page 1 of this Modification. The parcel identification number can be found on page 2 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

**THIS MODIFICATION OF MORTGAGE dated December 26, 2024, is made and executed between Crownline Properties, LLC, an Iowa limited liability company (referred to below as "Grantor") and Dupaco Community Credit Union, whose address is 3299 Hillcrest Road, Dubuque, IA 52001 (referred to below as "Lender").**

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated April 12, 2024 (the "Mortgage") which has been recorded in Delaware County, State of Iowa, as follows:

**Recorded on 04/12/2024 as BK:2024 PG:802**

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property located in Delaware County, State of Iowa:

Lot One (1) of 20 West Industrial Center Fifth Addition In The City Of Dyersville, Delaware County, Iowa, according to Plat recorded in Book 2016, Page 1744 and Plat Of Survey (Retracement) recorded in Book 2018, Page 3460

**MODIFICATION OF MORTGAGE  
(Continued)**

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The Real Property or its address is commonly known as 2335 Industrial Parkway, Dyersville, IA 52040. The Real Property parcel identification number is 00540000200160.

**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

**Increasing Amount of Mortgage (Open end Feature Amount) to \$3,531,250.00.**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions. Grantor hereby ratifies and affirms that Grantor's liability shall continue in full force and effect through and including the Note's now extended maturity date and that Grantor has no defenses, setoffs, or other claims against Lender arising out of this credit facility. If it is determined that any other person or entity other than Lender shall have a lien, encumbrance, or claim of any type which has a legal priority over any term of this Modification, the original terms of the Note and Mortgage shall be severable from this Modification and separately enforceable from the terms thereof as modified hereby in accordance with their original terms, and Lender shall maintain all legal or equitable priorities which were in existence before the date of execution of this Modification. It is understood by and is the intention of the parties hereto that any legal or equitable priorities of Lender over any party which were in existence before the date of execution of this Modification shall remain in effect after the execution of this Modification.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 26, 2024.**

**GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.**

**GRANTOR:**

**CROWNLIN PROPERTIES, LLC**

By:   
Michael P. Decker, Member of Crownline Properties, LLC

MODIFICATION OF MORTGAGE  
(Continued)

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LENDER:

DUPACO COMMUNITY CREDIT UNION

x Tanya Moore  
Tanya Moore, VP Business Lending

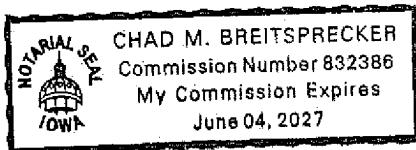
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Iowa

COUNTY OF Dubuque

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) SS  
)

This record was acknowledged before me on 12/26, 2024 by Michael  
P. Decker, Member of Crownline Properties, LLC.



[Signature]  
Notary Public in and for the State of IA  
My commission expires 6/4/27

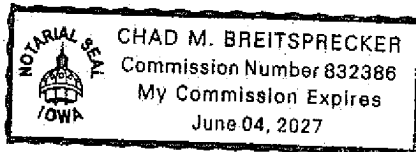
MODIFICATION OF MORTGAGE  
(Continued)


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LENDER ACKNOWLEDGMENT

STATE OF Iowa )  
 ) SS  
COUNTY OF Dubuque )

This record was acknowledged before me on 12/26, 2024 by Tanya Moore as VP Business Lending of Dupaco Community Credit Union.



  
Notary Public in and for the State of IA  
My commission expires 6/4/27