

Recorded: 1/3/2025 at 2:29:22.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 29

Document Prepared by: Kathleen Sina, 1240 8th Avenue, PO Box 569, Marion, IA 52302-3504, 319-377-4891
Return to: Farmers State Bank, 1240 8th Avenue, Marion, IA 52302-3504

Farmers State Bank

1240 8th Avenue

Marion, IA 52302-3504 (Lender)

MODIFICATION OF NOTE and MORTGAGE

BORROWER:
Douglas J Glanz
Penny K Glanz
ADDRESS:
20778 254th St
Delhi, IA 52223

MORTGAGOR:
Douglas J Glanz
Penny K Glanz
ADDRESS:
20778 254th St
Delhi, IA 52223

Address of Real Property:
20778 254th St, Delhi, IA 52223
Loan # 14364715

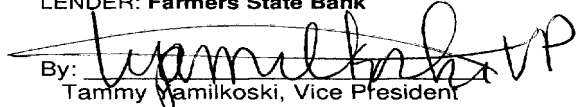
THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 19th day of **December, 2024**, is executed by and between Lender and the parties identified above.

- A. On **September 13, 2023**, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of **SEVEN HUNDRED THIRTY NINE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$739,600.00)**, which Note was secured by a mortgage ("Mortgage") dated **September 13, 2023** executed by Grantor/Mortgagor ("Mortgagor") for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded on **September 13, 2023**, as Instrument No., or in Volume **2023** at Page **2265** of the records of the Recorder of **Delaware County, Iowa**. The Note and Mortgage and any other related documents are hereafter cumulatively referred to as the "Loan Documents".
- B. The parties have agreed to modify the interest rate and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:
1. The maturity date of the Note is extended to **March 31, 2025**, at which time all outstanding sums due to Lender under the Note shall be paid in full.
 2. The parties acknowledge and agree that, as of **December 31, 2024**, the unpaid principal balance due under the Note was **\$737,458.21** and the accrued and unpaid interest due to **December 31, 2024** in the amount of **\$8,940.46**.
 3. The Mortgage is further modified as follows:
The new maturity date will be March 31, 2025.
Recording fees will be \$15.00 and
Interest due until 12/31/2024 to be paid.
All other terms and conditions remain the same.
 4. Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
 5. Mortgagor agrees to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, set offs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.

Legal Description:

The West Quarter (W 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., except that part included in Lakeview Estates First Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 215

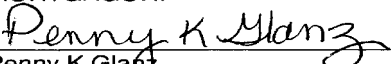
LENDER: Farmers State Bank

By: 
Tammy Vamilkoski, Vice President

MORTGAGOR:


Douglas J Glanz

MORTGAGOR:


Penny K Glanz

STATE OF IOWA)
) SS:
COUNTY OF LINN)

On this 19th day of December, 2024, before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Douglas J Glanz and Penny K Glanz**, to me personally known to be the identical person(s) named in and who executed the within and foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.



Marcia E. Baumann

Notary Public in and for said County and State.

STATE OF IOWA)
) SS:
COUNTY OF LINN)

On this 19th day of December, 2024, before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Tammy Yamilkoski**, to me personally known, who being by me duly sworn, did say that they/he/she is the **Vice President** respectively, of said corporation executing the within and foregoing instrument; that said instrument was signed on behalf of said corporation by authority of it's Board of Directors; and that the said **Tammy Yamilkoski** as such officer(s) acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.



Jason Todd Greenwaldt

Notary Public in and for said County and State.