

Recorded: 2/12/2025 at 3:17:21.0 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: 2025 PG: 385

This instrument was prepared by: Sara Domeyer 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 February 12, 2025 between JCDUB, 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 \$210,000.00. 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 24, 2020, and filed on September 24, 2020 in the records of the Recorder of Dubuque County, Iowa, BK: 2020 PG: 3336 for real estate legally described as:

LOT ONE (1) OF SUNSET HEIGHTS NO. 2, COMPRISED OF PART OF THE SE-NE AND PART OF THE NE-SE-SECTION 25, T89N, R3W OF THE 5TH P.M. AND LOT 1-A OF SUNSET HEIGHTS NO. 1 DELAWARE CO., IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 7 PLATS, PAGE 112.

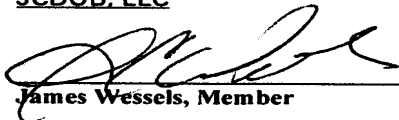
The property is located in Delaware County at Sec 25 T89N R3W.

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:
JCDUB, LLC

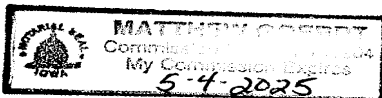

James Wessels, Member _____ Date _____

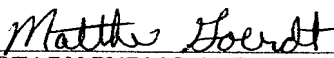
MORTGAGOR NOTARIZATION

STATE OF Iowa

COUNTY OF Dubuque

On this 12th day of February 2025, before me, the undersigned, a Notary Public, personally appeared James Wessels 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.




NOTARY PUBLIC IN THE STATE OF Iowa
My commission expires: 5-4-2025