

Recorded: 5/15/2025 at 2:36:05.0 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: 1238

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 May 14, 2025 between Moyle Real Estate, 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 \$250,000.00. 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 May 18, 2023, and filed on May 19, 2023 in the records of the Recorder of Delaware County, Iowa, BK: 2023 PG: 1097 for real estate legally described as:

Lot One (1) of S & R Construction Subdivision a Subdivision of the East One-Half (E ½) of Lot 55 of Henry Acers' Addition Sec. 20, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2020, Page 3554

The property is located in Delaware County at 1228 N 2nd Street, Manchester, IA 52057.

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:
Moyle Real Estate, LLC

MORTGAGOR:
Moyle Real Estate, LLC

Steven Moyle 5-14-25
Steven Moyle, Member Date

Peggy Moyle 5-14-25
Peggy Moyle, Member Date

MORTGAGOR NOTARIZATION

STATE OF Iowa
COUNTY OF Delaware

On this 14th day of May, before me, the undersigned, a Notary Public, personally appeared Steven Moyle & Peggy Moyle 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.



Parker A. Hunt
NOTARY PUBLIC IN THE STATE OF Iowa
My commission expires: 06-16-2026