

Recorded: 6/12/2025 at 8:41:54.0 AM
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: 1487

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 June 11, 2025 between Z-Valley Grain, L.L.C., 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 \$2,000,000.00. 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 February 28, 2022, and filed on March 1, 2022 in the records of the Recorder of Delaware County, Iowa, BK: 2022 PG: 673 for real estate legally described as:

The Southwest Quarter (SW1/4) of Section Twenty Nine (29), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., except the North one-half (N1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty Nine (29), and also except the West three hundred (300) feet of the South six hundred (600) feet of Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty Nine (29).

The property is located in Delaware County at 3278 110th Ave, Coggon, IA 52218.

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:
Z-Valley Grain, L.L.C.

MORTGAGOR:
Z-Valley Grain, L.L.C.

Doran Zumbach 6-11-25
Doran Zumbach, Manager Date

Wilhelmina Zumbach 6-11-2025
Wilhelmina Zumbach, Manager Date

MORTGAGOR NOTARIZATION

STATE OF Iowa
COUNTY OF Delaware

On this 11 day of June 2025, before me, the undersigned, a Notary Public, personally appeared Doran & Wilhelmina Zumbach 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.



Kevin Elsbury
NOTARY PUBLIC IN THE STATE OF Iowa
My commission expires: May 4, 2027