

Recorded: 9/15/2025 at 8:09:48.0 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: 2472

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 September 10th, 2025 between Brian & Jennifer Pettlon ("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 January 31, 2020, and filed on February 3, 2020 in the records of the Recorder of Delaware County, Iowa, BK: 2020 PG: 324 for real estate legally described as:

Parcel B, Part Of The NE ¼ - NE ¼ Section 20, T87N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2006, Page 931.

The property is located in Delaware County at 1786 310th St, Ryan, IA 52330.

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:
Owner

Brian Pettlon 9-10-2025
Brian Pettlon Date

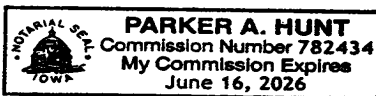
MORTGAGOR:
Owner

Jennifer Pettlon 9-10-2025
Jennifer Pettlon Date

MORTGAGOR NOTARIZATION

STATE OF Iowa
COUNTY OF Delaware

On this 10th day of September, before me, the undersigned, a Notary Public, personally appeared Brian & Jennifer Pettlon 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