

Recorded: 6/5/2026 at 9:36:50.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1514

Prepared By: COREY D. SUROM
ATKINS SAVINGS BANK &
TRUST
97 MAIN AVE, PO BOX 176, ATKINS, IA 52206 PH (319)446-7700
Return To: ATKINS SAVINGS BANK &
TRUST
P.O. BOX 176
ATKINS, IA 52206-0176 PH (319)446-7700

Modification of Open-End Mortgage

Date and Parties. The date of this Real Estate Modification (Modification) is 06-04-2026
. The parties and their addresses are:

Mortgagor: WT ENTERPRISES, L.C., AN IOWA LIMITED LIABILITY COMPANY
1361 41ST STREET PLACE
MARION, IA 52302

If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments. The Addendum is located on

Lender: ATKINS SAVINGS BANK & TRUST
PH (319)446-7700
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA
97 MAIN AVE, PO BOX 176
ATKINS, IA 52206

Background. Mortgagor and Lender entered into a Security Instrument dated 03-25-2026
and recorded on 03-26-2026 . The Security Instrument was
recorded in the records of DELAWARE
County, Iowa at BK: 2026 PG: 719 . The property is located
in DELAWARE County at 26397 212TH AVENUE,
DELHI, IA 52223

The property is described as: (If the legal description of the property is not on page one of
this Security Instrument, it is located on EXHIBIT A .)

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 901,000.00 . LOANS AND ADVANCES UP TO THIS AMOUNT, TOGETHER WITH INTEREST, ARE SENIOR TO INDEBTEDNESS TO OTHER CREDITORS UNDER SUBSEQUENTLY RECORDED OR FILED MORTGAGES AND LIENS.

Modification. For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. *(Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)*

PROMISSORY NOTES IN WT ENTERPRISES, L.C., INCLUDING NOTE NO. 22721 DATED 03-25-2026 IN THE AMOUNT OF \$285,130.67 AND NOTE NO. 22965 DATED 06-04-2026 IN THE AMOUNT OF \$230,801.00; PROMISSORY NOTES IN ALL PROTECTED SERIES' OF WT ENTERPRISES, L.C; THE AMOUNT OF THE MORTGAGE IS INCREASED TO \$901,000.00; THE MATURITY DATE OF THE MORTGAGE IS EXTENDED TO 06-05-2056

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$901,000.00 which is a \$615,869.33 increase decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.

Warranty of Title. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Mortgagor also warrants that such same property is unencumbered, except for encumbrances of record.

Continuation of Terms. Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

NOTICE TO CONSUMER

(For purposes of this Notice, "You" means Mortgagor)

1. Do not sign this paper before you read it. 2. You are entitled to a copy of this paper. 3. You may prepay the unpaid balance at any time with penalty and may be entitled to receive a refund of unearned charges in accordance with law. 4. If you prepay the unpaid balance, you may have to pay a minimum charge not greater than seven dollars and fifty cents.

Signatures: By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

Mortgagor

WT ENTERPRISES, L.C.
AN IOWA LIMITED LIABILITY COMPANY

 6-04-26
WARREN M. ENGELBART, MEMBER/OPERATING MANAGER

 6-04-26
TRACY E. ENGELBART, MEMBER/OPERATING MANAGER

Date

Date

Lender
 6/04/2026
COREY D. SUROM, EXECUTIVE VICE PRESIDENT

Refer to the attached *Signature Addendum* for additional parties and signatures.

Acknowledgment (Individual)

State of

County of

On this _____ day of _____
state of Iowa, personally appeared

, before me, a Notary Public in the

to me known to be the person(s) named in and who executed the foregoing instrument, and
acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Notary Public

My commission expires:

Acknowledgment (Lender)

State of IOWA

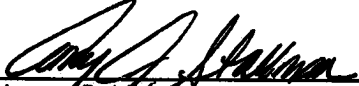
County of BENTON

On this 4TH day of JUNE, 2026, before me, a Notary Public in the state of Iowa, personally appeared COREY D. SUROM

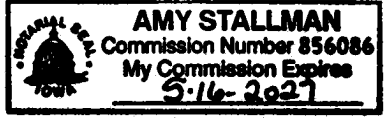
, to

me personally known, who being by me duly sworn or affirmed did say that person is EXECUTIVE VICE PRESIDENT

of said entity, (that seal affixed to said instrument is the seal of said entity or no seal has been procured by said entity) and that said instrument was signed and sealed, if applicable, on behalf of the said entity by authority of its EXECUTIVE VICE PRESIDENT and the said EXECUTIVE VICE PRESIDENT acknowledged the execution of said instrument to be the voluntary act and deed of said entity by it voluntarily executed.



Notary Public
AMY STALLMAN
My commission expires: 05-16-2027



Loan Origination Organization:
NMLS ID:
Loan Originator:
NMLS ID:

EXHIBIT A

Parcel F, Part Of Lot 27, Stone's First Addition & Part Of The SE ¼ - NW ¼; All In Sec. 25, T88N, R5W OF The Fifth P.M., Delaware County, Iowa, according to the plat recorded in Book 2001, Page 2691; also all lake frontage running to the middle of the Maquoketa River bed with regard to said Parcel F.