

Recorded: 6/30/2026 at 8:51:29.0 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: 1776

Prepared By: TRACY L FONCK
FARMERS & MERCHANTS
SAVINGS BANK
101 E. MAIN ST. PO BOX 588, MANCHESTER, IA 52057 (563) 927-4475
Return To: FARMERS & MERCHANTS
SAVINGS BANK
101 E. MAIN ST. PO BOX 588
MANCHESTER, IA 52057 (563) 927-4475

Modification of Open-End Mortgage

Date and Parties. The date of this Real Estate Modification (Modification) is 06-18-2026
. The parties and their addresses are:

Mortgagor: PHILIP A. NEUHAUS and OLIVIA M. NEUHAUS, HUSBAND AND WIFE
2259 JEFFERSON ROAD
MANCHESTER, IA 52057

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

Lender: FARMERS & MERCHANTS SAVINGS BANK
Organized and existing under the laws of the state of Iowa
101 E. MAIN ST. PO BOX 588
MANCHESTER, IA 52057

Background. Mortgagor and Lender entered into a Security Instrument dated 01-18-2022
and recorded on 01-20-2022 . The Security Instrument was
recorded in the records of DELAWARE
County, Iowa at BOOK 2022, PAGE 231 . The property is located
in DELAWARE County at 20744 247TH STREET,
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 PAGE 6 - EXHIBIT "A" .)

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 1,025,000.00 . 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.)*

INCREASE MORTGAGE AMOUNT TO \$1,025,000.00

☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$1,025,000.00 ☒ which is a \$805,000.00 ☒ 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



PHILIP A. NEUHAUS
6/18/24
Date



OLIVIA M. NEUHAUS
6/18/24
Date

Date

Date

Lender


AARON J. STEFFEN, COMMERCIAL BANKING OFFICER
6-18-24

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

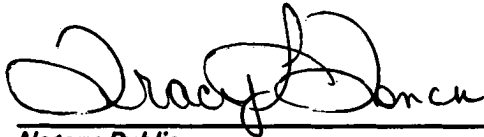
Acknowledgment (Individual)

State of Iowa

County of DELAWARE

On this 18th day of June, 2026, before me, a Notary Public in the state of Iowa, personally appeared PHILIP A. NEUHAUS; OLIVIA M. NEUHAUS, HUSBAND AND WIFE

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: 7-8-2029

Acknowledgment (Lender)

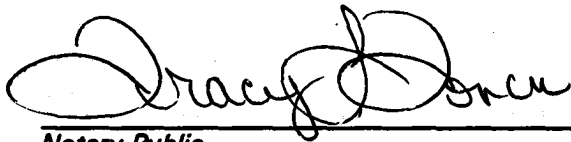
State of Iowa

County of DELAWARE

On this 18th day of June, 2026, before me, a Notary Public in the state of Iowa, personally appeared AARON J. STEFFEN

, to

me personally known, who being by me duly sworn or affirmed did say that person is
COMMERCIAL BANKING OFFICER
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
and the said **COMMERCIAL BANKING OFFICER**
acknowledged the execution of said instrument to be the voluntary act and deed of said entity
by it voluntarily executed.



Notary Public



My commission expires: 7-8-2029

Loan Origination Organization:

NMLS ID:

Loan Originator:

NMLS ID:

Exhibit A

Parcel 2021-36, Part Of The NE¼ - SE¼, In Sec. 14, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 1398; also Parcel 2021-137, Part Of The NW¼ - SE¼ & Part Of The SW¼ - SE¼, All In Sec. 14, T88N, R5W Of The Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2021, Page 4086; also all lake frontage adjacent to said Parcel 2021-137 running to the water's edge, then from the water's edge to the middle of the Maquoketa River in directions forming right angles upon intersection with the middle thread of the Maquoketa River.

Lots Five (5) and Five A (5A) of Willey's Woods Subdivision A Subdivision Of Lot 1 Of Petlon's River Subdivision And Adjacent Lake Frontage All In Sec. 14, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 404.