

Recorded: 6/30/2026 at 3:42:56.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1791

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 (563)928-6425

MORTGAGE MODIFICATION AGREEMENT

This Mortgage Modification Agreement (the "Amendment"), is made and entered into by BSB2, LLC, (the "Mortgagor") and Community Savings Bank (the "Lender"), as of date set forth below.

Whereas, Mortgagor executed a mortgage dated August 21, 2025 (as amended and/or restated, the "Mortgage"). The "Property" subject to the Mortgage is legally described as:

That part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point two hundred (200.0) feet West of the Northeast corner of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and running thence South one hundred eighty five (185.0) feet, thence West one hundred (100.0) feet, thence North one hundred eighty five (185.0) feet, thence East one hundred (100.0) feet to the point of beginning

The property is located in Delaware County at 947 E Main Street, Manchester, IA 52057.

Whereas, the Mortgage was recorded in the office of the Recorder for Delaware County, Iowa, on 8/26/2025, in Book 2025, on Page 2293.

Whereas, Mortgagor and Lender have agreed to certain modifications to the Mortgage as outlined in this Amendment.

TERMS OF AGREEMENT

In consideration of the recitals and mutual covenants contained herein, and for other good and valuable consideration, Mortgagor and Lender agree as follows:

Change in Secured Amount. The following language shall be added to the Mortgage, or amended, as applicable: "NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$383,394.24. 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."

Change in Secured Debts and Future Advances. Section 4 of the Mortgage shall be deleted and replaced with the following language:

4. SECURED DEBTS AND FUTURE ADVANCES. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

A. Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 7343505, dated August 21, 2025, from BSB2, LLC and Paul Y Bauers (Borrower) to Lender, with a loan amount of \$383,394.24 and maturing on December 21, 2030.

B. Future Advances. All future advances from Lender to Borrower under the Specific Debts executed by Borrower in favor of Lender after this Security Instrument. If more than one person signs this Security instrument, each agrees that this Security Instrument will secure all future advances that are given to Borrower either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

C. Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

Effectiveness of Prior Document. Except as provided in the Amendment, all terms and conditions contained in the Mortgage remain in full force and effect in accordance with their terms, including any reference in the Mortgage to other indebtedness and/or future advances or credit secured by the Mortgage; and nothing herein will affect the priority of the Mortgage. All warranties and representations contained in the Mortgage are hereby reconfirmed as of the date hereof. All collateral previously provided to secure the Note continues as security, and all guaranties guaranteeing obligations under the Note remain in full force and effect. This is an amendment, not a novation.

No Waiver of Defaults; Warranties. The Amendment shall not be construed as or be deemed to be a waiver by Lender of existing defaults by Mortgagor whether known or undiscovered. All Agreements, representations and warranties made herein shall survive the execution of the Amendment.

Counterparts. The Amendment may be signed in any number of counterparts, each of which will be considered an original, but when taken together will constitute one document.

Receipt of Copy. Mortgagor hereby acknowledges the receipt of a copy of the Amendment together with a copy of each promissory note secured hereby.

Authorization. Mortgagor represents and warrants that the execution, delivery and performance of the Amendment and the documents referenced to herein are within the organizational powers (as applicable) of Mortgagor and have been duly authorized by all necessary organizational action.

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS AGREEMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING AND SIGNED BY THE PARTIES ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN CONTRACT MAY BE LEGALLY ENFORCED. THE TERMS OF THIS AGREEMENT MAY ONLY BE CHANGED BY ANOTHER WRITTEN AGREEMENT.

Attachments. All documents attached hereto, including any appendices, schedules, riders, and exhibits to the Amendment, are hereby expressly incorporated by reference.

IN WITNESS WHEREOF, the undersigned has/have executed the Amendment as of June 18, 2026.

MORTGAGOR:

BSB2, LLC

Paul Y Bauers Member
Paul Y Bauers, Member

6/23/26
Date

MORTGAGOR NOTARIZATION

STATE OF Iowa)
COUNTY OF Delaware) ss.

This instrument was acknowledged before me on June 23, 2026, by Paul Y. Bauers, as a Member of BSB2, LLC.

[Signature]
NOTARY PUBLIC IN THE STATE OF Iowa
My commission expires: 12-27-2027

