

Prepared by,/Return to: Holly Koch, Veridian Credit Union, 1616 Lafayette St, Waterloo, IA 50703 319-236-6746

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement, effective as of November 19, 2024, among Marcia J Bauer, individually and as Trustee of Gary M Bauer and Marcia J Bauer Living Trust under Trust Instrument Dated July 29, 2024 and Gary M Bauer, Individually and as Trustee of Gary M Bauer and Marcia J Bauer Living Trust Under Trust Instrument Dated July 31, 2024. (hereinafter "Borrower(s)"), and Veridian Credit Union (hereinafter "Lender") agree as follows:

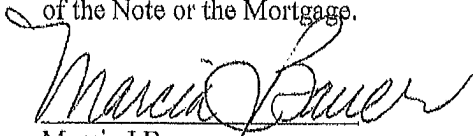
1. On July 29, 2024,, Borrowers executed an Adjustable Rate Note and subsequently a Mortgage recorded July 31, 2024 in Madison County BK 2024 Page 1828 which secured such Note in favor of Lender. It encumbered property locally known as 1251 Upland Ln, Van Meter, IA 50261 description of:

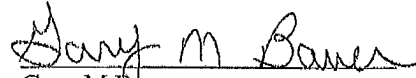
Lot One (1) of Bauer Subdivision, located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

2. Said Note and Mortgage stated that Borrowers owe Lender One Hundred Fifty One Thousand and No/100 Dollars (U.S.\$151,000.00) plus interest.
3. Lender and Borrower(s) hereby agree the current loan balance is One Hundred Fifty One Thousand and No/100 Dollars (U.S. \$151,000.00)
4. Lender and Borrowers hereby agree to amend such Note and Mortgage to INCREASE said principal balance to One Hundred Seventy Two Thousand Seven Hundred Nineteen and No/100 Dollars (U.S. \$172,719.00) plus interest.
5. Lender and Borrowers hereby agree that the language in said Adjustable Rate Note regarding payments will be modified to provide that Borrowers will make monthly principal and interest payments in the amount of \$1,205.08 on the first day of each month beginning August 01, 2025. Payments will be adjusted annually beginning with the July 01, 2030 payment, according to the terms of the original note.
6. Except as otherwise specifically provided in this Modification Agreement, the remaining terms, including but not limited to all the terms in the Note and Mortgage, will remain unchanged and in full effect and the Borrowers and Lender will be bound by and comply with all terms and provisions thereof. This includes but is not limited to Borrowers' compliance with all covenants,

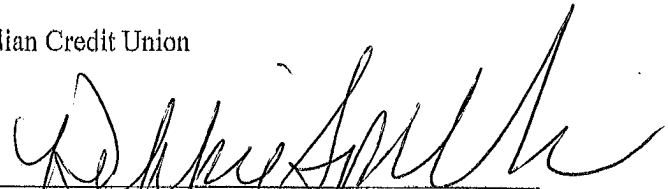
agreements and requirements of the Note and Mortgage, such as payment of taxes, insurance premiums, assessments, escrow items, impounds and the like.

7. Nothing in this Modification shall be understood to be a satisfaction or release in whole or in part of the Note or the Mortgage.


Marcia J Bauer
Trustee of Gary and Marcia Bauer
Living Trust, Dated April 24, 2024

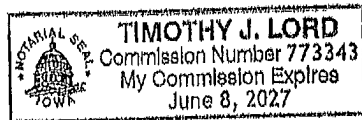

Gary M Bauer
Trustee of Gary and Marcia Bauer
Living Trust, Dated April 24, 2024

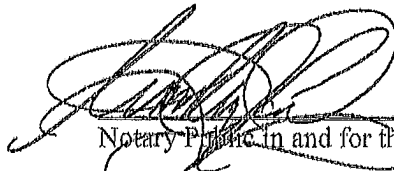
Veridian Credit Union

By: 
Debbie Spilker, Mortgage Resolution Specialist

STATE OF IOWA)
COUNTY OF Dallas) ss:
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On this 19th day of November, 2024 before me, a Notary Public in the State of Iowa personally appeared Marcia J Bauer Trustee of Gary and Marcia Bauer Living Trust Dated April 24, 2024 and Gary M Bauer, Trustee of Gary and Marcia J Bauer Living Trust, Dated April 24, 2024 known to be the persons named & who executed the foregoing instrument & acknowledge that they executed the same as their voluntary act & deed.

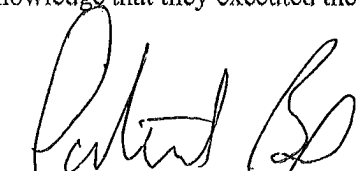



Notary Public in and for the State of Iowa

STATE OF IOWA)
COUNTY OF BLACK HAWK) ss:
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On this 20 day of November, before me, a Notary Public in the State of Iowa personally appeared Debbie Spilker, Mortgage Resolution Specialist, to me personally known to be the persons named & who executed the foregoing instrument & acknowledge that they executed the same as her voluntary act & deed.




Notary Public in and for the State of Iowa