

BK: 2025 PG: 2838
Recorded: 10/23/2025 at 3:15:44.0 PM
Pages 7
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

FOR RECORDER'S USE ONLY

Prepared By: JEN LAUDENBACH, STEARNS BANK NATIONAL ASSOCIATION, 4191 SO 2ND ST, ST CLOUD, MN 56302, (320) 253-6607

ADDRESS TAX STATEMENT:

IOWA CARE CENTER OF WINTERSET, LLC; and WINTERSET PROPERTY, LLC; 411 EAST LANE STREET; WINTERSET, IA 50273

RECORDATION REQUESTED BY:

STEARNS BANK NATIONAL ASSOCIATION, ST CLOUD OFFICE, 4191 SO 2ND ST, PO BOX 7338, ST CLOUD, MN 56302

WHEN RECORDED MAIL TO:

STEARNS BANK NATIONAL ASSOCIATION, 4191 SO 2ND ST, ST CLOUD, MN 56302-7338

MODIFICATION OF MORTGAGE

The names of all Grantors (sometimes "Grantor") can be found on page 1 of this Modification. The names of all Grantees (sometimes "Lender") can be found on page 1 of this Modification. The property address can be found on page 2 of this Modification. The legal description can be found on page 2 of this Modification. The parcel identification number can be found on page 2 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

THIS MODIFICATION OF MORTGAGE dated October 10, 2025, is made and executed between IOWA CARE CENTER OF WINTERSET, LLC, whose address is 411 EAST LANE STREET, WINTERSET, IA 50273; AN IOWA LIMITED LIABILITY COMPANY and WINTERSET PROPERTY, LLC, whose address is 411 EAST LANE STREET, WINTERSET, IA 50273; AN IOWA LIMITED LIABILITY COMPANY (referred to below as "Grantor") and STEARNS BANK NATIONAL ASSOCIATION, whose address is 4191 SO 2ND ST, PO BOX 7338, ST CLOUD, MN 56302 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 28, 2023 (the "Mortgage") which has been recorded in MADISON County, State of Iowa, as follows:

RECORDED ON OCTOBER 2, 2023 IN BOOK 2023 PG 2426, IN THE OFFICE OF THE MADISON COUNTY RECORDER, MADISON COUNTY, IOWA, AND ALL SUBSEQUENT MODIFICATIONS, RENEWALS AND EXTENSIONS THEREOF.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in

**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 70025551

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MADISON County, State of Iowa:

See EXHIBIT A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 411 EAST LANE STREET, WINTERSET, IA 50273. The Real Property tax identification number is 821004900080000. The Real Property parcel identification number is 821004900080000.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

EXTEND MATURITY DATE TO NOVEMBER 15, 2025 AND DECREASE MAXIMUM PRINCIPAL INDEBTEDNESS TO \$300,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

COUNTERPART SIGNATURES. This document may be signed in any number of counterparts all of which combined shall be considered one and the same document.

**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 70025551

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 10, 2025.

GRANTOR:

IOWA CARE CENTER OF WINTERSET, LLC

By: _____
ABRAHAM SITT, Member of IOWA CARE CENTER OF
WINTERSET, LLC

By:  _____
EPHRAIM SETTON, Member of IOWA CARE CENTER OF
WINTERSET, LLC

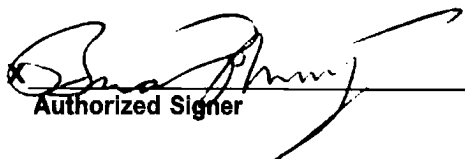
WINTERSET PROPERTY, LLC

By: _____
ABRAHAM SITT, Member of WINTERSET PROPERTY, LLC

By:  _____
EPHRAIM SETTON, Member of WINTERSET PROPERTY,
LLC

LENDER:

STEARNS BANK NATIONAL ASSOCIATION

 _____
Authorized Signer

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 70025551

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF new York)
) SS
COUNTY OF new York)

This record was acknowledged before me on October 17, 2025 by
ABRAHAM SITT, Member of IOWA CARE CENTER OF WINTERSET, LLC and EPHRAIM SETTON,
Member of IOWA CARE CENTER OF WINTERSET, LLC.

SAMUEL CALVO
Notary Public, State of New York
No. 01CA6263729
Qualified in Kings County
Commission Expires June 11, 2028

[Signature]
Notary Public in and for the State of NY
My commission expires _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF new York)
) SS
COUNTY OF new York)

This record was acknowledged before me on October 17, 2025 by
ABRAHAM SITT, Member of WINTERSET PROPERTY, LLC and EPHRAIM SETTON, Member of
WINTERSET PROPERTY, LLC.

SAMUEL CALVO
Notary Public, State of New York
No. 01CA6263729
Qualified in Kings County
Commission Expires June 11, 2028

[Signature]
Notary Public in and for the State of _____
My commission expires _____

MODIFICATION OF MORTGAGE
(Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 10, 2025.

GRANTOR:

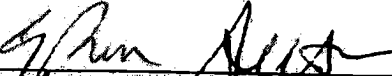
IOWA CARE CENTER OF WINTERSET, LLC

By: 
ABRAHAM SITT, Member of IOWA CARE CENTER OF
WINTERSET, LLC

By: 
EPHRAIM SETTON, Member of IOWA CARE CENTER OF
WINTERSET, LLC

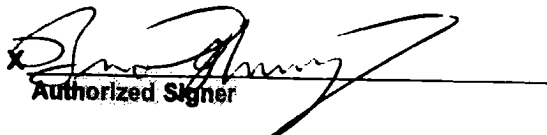
WINTERSET PROPERTY, LLC

By: 
ABRAHAM SITT, Member of WINTERSET PROPERTY, LLC

By: 
EPHRAIM SETTON, Member of WINTERSET PROPERTY,
LLC

LENDER:

STEARNS BANK NATIONAL ASSOCIATION


Authorized Signer

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 70025551

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LENDER ACKNOWLEDGMENT

STATE OF Minnesota)
) SS
COUNTY OF Stearns)

This record was acknowledged before me on October 23, 2025 by Brian Niemeyer as Community Bank of STEARNS BANK NATIONAL ASSOCIATION.
Lender



Lisa M. Freeman
Notary Public in and for the State of MN
My commission expires 1-31-2029

EXHIBIT A - LEGAL DESCRIPTION

A tract of land located in the Northwest Fractional Quarter (¼) of the Northwest Fractional Quarter (¼) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of the Northwest Fractional Quarter (¼) of the Northwest Fractional Quarter (¼) of said Section Thirty-one (31), thence South 88°37' East, 935.1 feet along the South line of said Northwest Fractional Quarter (¼) of the Northwest Fractional Quarter (¼) to the point of beginning, thence continuing South 88°37' East, 347.2 feet, thence North 506.5 feet, thence North 88°37' West, 347.2 feet, thence South 506.5 feet to the point of beginning, containing 4.0359 acres.