



Document 2025 2857

Book 2025 Page 2857 Type 04 002 Pages 5
Date 10/24/2025 Time 3:13:22PM
Rec Amt \$27.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

_____ State of Iowa _____ Space Above This Line For Recording Data _____

Prepared By:

JAYNE MAXWELL, UNION STATE BANK
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WINTERSET, IA 50273

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MODIFICATION OF OPEN-END MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is OCTOBER 24, 2025. The parties and their addresses are:

MORTGAGOR: SAMUEL BONTRAGER, 3035 CLARK TOWER RD, WINTERSET, IA 50273
MILLIE BONTRAGER, 3035 CLARK TOWER RD, WINTERSET, IA 50273
A MARRIED COUPLE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

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

LENDER: UNION STATE BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF IOWA
611 W. HWY 92, WINTERSET, IA 50273

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated OCTOBER 7, 2024 and recorded on OCTOBER 9, 2024. The Security Instrument was recorded in the records of MADISON County, Iowa at BOOK 2024, PAGE 2464. The property is located in MADISON County at 3035 CLARK TOWER RD, WINTERSET, IOWA 50273-8354.

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 5, EXHIBIT A.)

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 40,000.00
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.)*

A PROMISSORY NOTE 6000034360 BETWEEN LENDER AND SAMUEL BONTRAGER AND MILLIE BONTRAGER,
DATED OCTOBER 7, 2024 AND MATURING ON OCTOBER 1, 2025 AND MODIFICATION AGREEMENT DATED
OCTOBER 1, 2025 AND MATURING ON OCTOBER 1, 2026

A PROMISSORY NOTE 6000034569 BETWEEN LENDER AND SAMUEL BONTRAGER AND MILLIE BONTRAGER,
DATED OCTOBER 24, 2025 AND MATURING ON NOVEMBER 1, 2032 IN THE AMOUNT OF \$60,000.00.

☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$100,000.00 ☒ which is a \$60,000.00 ☒ 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:

Samuel Bontrager
(Signature) SAMUEL BONTRAGER

10-24-25
(Date)

Millie Bontrager
(Signature) MILLIE BONTRAGER

10-24, 25
(Date)

(Signature)

(Date)

LENDER: UNION STATE BANK A/AN BANKING CORPORATION

By Matt Olson, VP 10/24/25
MATT OLSON

ACKNOWLEDGMENT:

(Individual) STATE OF IOWA, COUNTY OF MADISON } ss.
On this 24TH day of OCTOBER 2025, before me, a
Notary Public in the state of Iowa, personally appeared SAMUEL BONTRAGER AND MILLIE BONTRAGER 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.

My commission expires:

(Seal)

Matt Olson

(Notary Public)



ACKNOWLEDGMENT:

(Lender) STATE OF IOWA, COUNTY OF MADISON } ss.
On this 24 day of OCTOBER 2025, before me, a
Notary Public in the state of Iowa, personally appeared MATT OLSON
, to me personally known, who
being by me duly sworn or affirmed did say that person is VICE PRESIDENT OF UNION
STATE BANK 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 BOARD OF DIRECTORS and the said
MATT OLSON
acknowledged the execution of said instrument to be the voluntary act and deed of
said entity by it voluntarily executed.

My commission expires:
(Seal)

Jayne Maxwell
(Notary Public)



Loan origination organization UNION STATE BANK
NMLS ID 435185
Loan originator MATT OLSON
NMLS ID 1519708

EXHIBIT "A"

A parcel of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.69 acres, as shown in Farm Plat filed in Book 2, Page 43 on August 13, 1986, in the Office of the Recorder of Madison County, Iowa; AND a parcel of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 19.95 acres, as shown in Farm Plat filed in Book 2, Page 43 on August 13, 1986, in the Office of the Recorder of Madison County, Iowa.

