
Prepared By and Return to: Lynne Holstad, Northwest Bank, 1607 W 18th Street, Spencer, IA
51301 Phone: 712-262-4100

LOAN MODIFICATION AGREEMENT

Lot Two (2) of Peterson Estates Subdivision located in the Northeast Quarter (1/4) of Section
Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M.,
Madison County, Iowa.

Loan No. 63033060

THIS AGREEMENT made and entered into in duplicate at Spencer, Iowa the 18th day of
May, 2026 by and between, **JASON WITKOP AND SARAH WITKOP, HUSBAND AND
WIFE**, hereinafter called "debtor", whether one or more, and Northwest Bank, hereinafter called
"Lender",

WITNESSETH AS FOLLOWS:

WHEREAS, the debtors acknowledge that they owe the Lender the sum of **Eight
Hundred Forty One Thousand Five Hundred and NO/100-----Dollars,
(\$841,500.00)**, as of **August 29, 2025** on account of a note secured by the mortgage dated
August 29, 2025 executed by "**Debtors**" and recorded in, **Document 2025 2397 Book
2025 Page 2397 on September 9, 2025** of the records of the Recorder of **Madison
County, state of Iowa**, subsequently assigned to or by Lender as applicable.

WHEREAS, the undersigned, owner of said premises, has found it necessary and does
hereby request a modification of the terms of said loan for the following reasons:

**Modification to convert to permanent financing at 6.2500% interest rate as per the original
adjustable rate rider.**

THEREFORE, it is hereby agreed that, as of the date of this Agreement, the available
balance of said indebtedness is, **Eight Hundred Forty One Thousand Five Hundred and
28/100-----Dollars, (\$841,500.00)** all of which the undersigned promises to pay with
interest at **6.2500%** per annum until paid and that the same shall be payable **interest only
payments through the first day of May, 2026** and, **subject to interest rate adjustments as
per the original rider**, that the same shall be payable **Five Thousand Two Hundred Twenty
One and 63/100 dollars (\$5,221.63)** per month beginning on the 1st day of **June, 2026** to be
applied first to interest and the balance to principal, and that the loan which is secured by the
mortgage shall be due and payable on the 1st day of **March, 2055** and that in all other respects
the loan contract and the mortgage securing said loan shall remain in full force and effect.

*September

NORTHWEST BANK

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|-----|------------------|
| P&I | \$5,221.63 |
| T&I | <u>\$ 499.88</u> |
| | \$5,721.51 |

(Notary Section and Signature Lines on page 2)

NORTHWEST BANK

By Courtney Gross
Courtney Gross, Senior Vice President

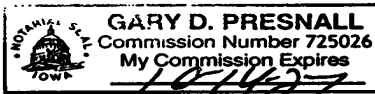
By Angela J Lampert
Angela J Lampert, Senior Vice President

X Jason Witkop Debtor/
Jason Witkop Mortgage

X Sarah Witkop Debtor/
Sarah Witkop Mortgage

STATE OF IOWA
Folk COUNTY] ss.

On the 18th day of May, 2026 before me, the undersigned, a Notary Public in the State of Iowa, personally appeared, **JASON WITKOP AND SARAH WITKOP, HUSBAND AND WIFE**, to me known to be the person(s) named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



[Signature]
Notary Public in the State of Iowa

STATE OF IOWA
CLAY COUNTY] ss.

On the 20th day of May, 2026 before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Courtney Gross and Angela J Lampert, to me personally known, who being by me duly sworn, did say that they are the Senior Vice President and Senior Vice President respectively, of said corporation executing the within and foregoing instrument, that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Courtney Gross and Angela J Lampert, as such officers acknowledge the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed. This corporation has no seal.



[Signature]
Notary Public in the State of Iowa