

BK: 2026 PG: 1812
Recorded: 6/18/2026 at 9:00:34.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

FOR RECORDER'S USE ONLY

Prepared By: JON HUMMEL, WEST BANK, 3330 WESTOWN PARKWAY, WEST DES MOINES, IA
50266, (515) 222-2300

RECORDATION REQUESTED BY:

WEST BANK, MAIN BANK, 3330 WESTOWN PARKWAY, WEST DES MOINES, IA 50266

WHEN RECORDED MAIL TO:

WEST BANK, MAIN BANK, 3330 WESTOWN PARKWAY, WEST DES MOINES, IA 50266

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 1 of this Modification. The legal description can be found on page 1 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

THIS MODIFICATION OF MORTGAGE dated June 17, 2026, is made and executed between **BOAL INVESTMENTS, LLC** (referred to below as "Grantor") and **WEST BANK**, whose address is 3330 WESTOWN PARKWAY, WEST DES MOINES, IA 50266 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 31, 2023 (the "Mortgage") which has been recorded in MADISON County, State of Iowa, as follows:

BOOK 2023; PAGE 1803 FILED 8/4/23.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in MADISON County, State of Iowa:

PARCEL "B", LOCATED IN THE SOUTHEAST QUARTER (1/4) AND IN THE SOUTHWEST FRACTIONAL QUARTER (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., LYING SOUTH OF THE COUNTY ROAD, MADISON COUNTY, IOWA, CONTAINING 97.00 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2002, PAGE 2442 ON MAY 21, 2002 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

The Real Property or its address is commonly known as 2788 280TH TRL, ST. CHARLES, IA 50266.

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

INCREASE MORTGAGE AMOUNT TO \$572,500.00.

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

MODIFICATION OF MORTGAGE
(Continued)

to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 17, 2026.

GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.

GRANTOR:

BOAL INVESTMENTS, LLC

By: Matthew Bollman
MATTHEW BOLLMAN, MEMBER / MANAGER of BOAL INVESTMENTS, LLC

LENDER:

WEST BANK

X [Signature]
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

This record was acknowledged before me on June 17th, 2026 by MATTHEW BOLLMAN, MEMBER / MANAGER of BOAL INVESTMENTS, LLC.



[Signature]
Notary Public in and for the State of Iowa
My commission expires 7-29-2028

MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF IOWA)
) SS
COUNTY OF DOCK)

This record was acknowledged before me on JULY 17TH, 2020 by Jon
HUMMEL as SE VICE PRESIDENT of WEST BANK.

Alex Webb
Notary Public in and for the State of IOWA
My commission expires 11-2-28

