

BK: 2026 PG: 464
Recorded: 2/20/2026 at 3:41:24.0 PM
Pages 6
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By:
Charter Bank - Greg Grote
455 6th Street
Waukee, IA 50263
Return To:
Charter Bank
455 6th Street, P.O. Box 550
Waukee, IA 50263

Modification of Open-End Mortgage

Date and Parties. The date of this Real Estate Modification (Modification) is February 20, 2026 . The parties and their addresses are:

Mortgagor:

Ryan E. Burger
Spouse of Erica A. Burger
Erica A. Burger
Spouse of Ryan E. Burger

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

Lender:

Charter Bank
Organized and Existing Under the laws of Iowa
455 6th Street
Waukee, IA 50263

Background. Mortgagor and Lender entered into a Security Instrument dated October 24, 2022 and recorded on October 24, 2022 . The Security Instrument was recorded in the records of Madison County, Iowa at Book 2022, Page 3086 . The property is located in Madison County County at 51.623 acres m/1, Madison County, Winterset, Iowa 50273 .

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 6 (addendum) .)

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 950,000.00 . 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 or other agreement, No. 506906-210, dated February 20, 2026, from Mortgagor to Lender, with a modified credit limit of \$790,000.00 and maturing on February 20, 2051.

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$ 950,000.00 which is a \$490,582.00 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

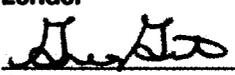
Ryan E. Burger and Erica A. Burger

x  2-20-2026
Ryan E. Burger Date

x  2-20-2026
Erica A. Burger Date

Date

Date

Lender
 2/20/2026
Greg Grote, President Date

Refer to the attached *Signature Addendum* for additional parties and signatures.

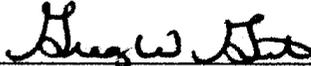
Acknowledgment (Individual)

State of Iowa

County of Dallas

On this 20th day of February, 2026, before me, a Notary Public in the state of Iowa, personally appeared Ryan E. Burger and Erica A. Burger

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.

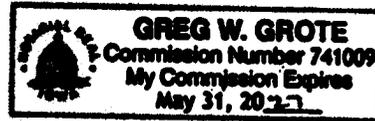


Notary Public

Greg W. Grote

My commission expires:

5/31/2027



Acknowledgment (Lender)

State of Iowa

County of Dallas

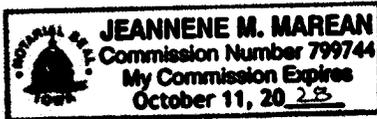
On this 20th day of February, 2026, before me, a Notary Public in the state of Iowa, personally appeared Greg Grote

, to

me personally known, who being by me duly sworn or affirmed did say that person is the President 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 President acknowledged the execution of said instrument to be the voluntary act and deed of said entity by it voluntarily executed.


Notary Public

My commission expires: October 11th, 2028



Loan Origination Organization: Charter Bank
NMLS ID: 441348
Loan Originator: Greg W. Grote
NMLS ID: 541741

Addendum

Parcel "I" part of the East One-half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 25, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at the Northeast corner of the Northeast (1/4) of the Northwest (1/4) of said Section 25; thence S 00°15'40" W a distance of 1301.94'; thence N 89°09'36" W a distance of 734.40'; thence S 00°16'03" W a distance of 1066.64'; thence N 88°54'13" W a distance of 552.69'; thence N 00°32'07" E a distance of 2362.17'; thence S 89°19'58" E a distance of 1275.83' to the point of beginning.

Containing 51.623 acres including 2.420 acres of county road right of way easement.

Dated: February 20, 2026

x 

Ryan E. Burger

x 

Erica A. Burger