

BK: 2026 PG: 537
Recorded: 2/27/2026 at 2:55:16.0 PM
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: Nikki Menken, Doc Prep Specialist, NORTHWEST BANK, 5700 University Avenue, Suite 100, West Des Moines, IA 50266, (515) 974-4400

RECORDATION REQUESTED BY:

NORTHWEST BANK, West Des Moines Branch, 5700 University Avenue, Suite 100, West Des Moines, IA 50266

WHEN RECORDED MAIL TO:

NORTHWEST BANK, West Des Moines Branch, 5700 University Avenue, Suite 100, West Des Moines, IA 50266



NORTHWEST BANK

MODIFICATION OF MORTGAGE



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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 February 27, 2026, is made and executed between Blackstone Exteriors, L.L.C., who's address is 250 West 1st, Suite B, Grime. IA 50111 (referred to below as "Grantor") and NORTHWEST BANK, whose address is 5700 University Avenue, Suite 100, West Des Moines, IA 50266 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 31, 2020 (the "Mortgage") which has been recorded in Madison County, State of Iowa, as follows:

The original mortgage recorded on 1/7/2021 as BK: 2021 PG: 79 in the county of Madison, Iowa, by and between Blackstone Exteriors, L.L.C. and Northwest Bank.

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

A tract of land located in the East Half (½) of the Southeast Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 5.27 acres, as shown in Boundary Retracement Survey filed in Book 2016 at Page 912 on April 13, 2016 in the Office of the Recorder of Madison County, Iowa.

The Real Property or its address is commonly known as 1706 John Wayne Dr N, Winterset, IA 50273.

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

**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 4007712

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Increasing the existing mortgage from \$350,000.00 to \$675,000.00.

NOTICE: This Mortgage secures credit in the amount of \$675,000.00. 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.

FUTURE ADVANCES. In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor, together with all interest thereon; however, in no event shall such future advances (excluding interest) exceed in the aggregate \$675,000.00.

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 27, 2026.

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

GRANTOR:

BLACKSTONE EXTERIORS, L.L.C.

By: 
Jeffrey J. Simmerman, Manager/Vice President of
Blackstone Exteriors, L.L.C.

LENDER:

NORTHWEST BANK

X 
Marcus Christensen, Commercial Banker, VP

MODIFICATION OF MORTGAGE
(Continued)

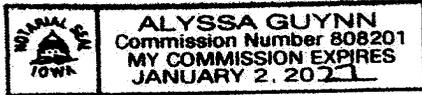
Loan No: 4007712

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

This record was acknowledged before me on February 27th, 2026 by Jeffrey J. Simmerman, Manager/Vice President of Blackstone Exteriors, L.L.C..



Alyssa Guynn
Notary Public in and for the State of Iowa
My commission expires Jan. 2nd 2027

LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Polk)

This record was acknowledged before me on February 27th, 2026 by Marcus Christensen as Commercial Banker, VP of NORTHWEST BANK.



Alyssa Guynn
Notary Public in and for the State of Iowa
My commission expires Jan. 2nd 2027