Recorded: 9/19/2025 at 9:08:24.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2515

State of Iowa — Space Above This Line For Recording Data

Prepared By: KATIE A. HUBBARD
FARMERS & MERCHANTS
SAVINGS BANK
101 E. MAIN ST. PO BOX 588, MANCHESTER, IA 52057 (563) 927-4475

Return To: FARMERS & MERCHANTS
SAVINGS BANK
101 E. MAIN ST. PO BOX
588 MANCHESTER, IA 52057

MODIFICATION OF OPEN-END MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is 09-19-2025. The parties and their addresses are:

MORTGAGOR: ADAM S. SHEPPARD, A SINGLE PERSON
2073 275TH ST
MANCHESTER, IA 52057

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

LENDER: FARMERS & MERCHANTS SAVINGS BANK
Organized and existing under the laws of the state of Iowa
101 E. MAIN ST. PO BOX 588
MANCHESTER, IA 52057

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated 10-03-2005 and recorded on 10-11-2005. The Security Instrument was recorded in the records of DELAWARE County, Iowa at BOOK 2005 PAGE 3653. The property is located in DELAWARE County at 2141 310TH ST., HOPKINTON, IA 52237.
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 _____.)

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF $ 500,000.00 . 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.)*

EXTEND THE OPEN END MORTGAGE FOR AN ADDITIONAL 20 YEARS (09/19/2045).

☐ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed $_____ ☐ which is a $_____ ☐ 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:

(Signature) ADAM S. SHEPPARD 9-19-25 (Date)

(Signature) (Date)

(Signature) (Date)

LENDER: FARMERS & MERCHANTS SAVINGS BANK

By _____
KEITH A. KRAMER, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT:

(Individual) STATE OF Iowa, COUNTY OF DELAWARE } ss.
On this 19th day of September, 2025, before me, a Notary Public in the state of Iowa, personally appeared ADAM S. SHEPPARD, A SINGLE PERSON 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)

Katie A. Hubbard
(Notary Public)

KATIE A. HUBBARD
Commission Number 766868
My Comm. Exp. 02-28-2026

ACKNOWLEDGMENT:

(Lender) STATE OF Iowa, COUNTY OF DELAWARE } ss.
On this 19th day of September, 2025, before me, a Notary Public in the state of Iowa, personally appeared KEITH A. KRAMER, to me personally known, who being by me duly sworn or affirmed did say that person is EXECUTIVE VICE 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 and the said EXECUTIVE VICE PRESIDENT acknowledged the execution of said instrument to be the voluntary act and deed of said entity by it voluntarily executed.

My commission expires:
(Seal)

Katie A. Hubbard
(Notary Public)

KATIE A. HUBBARD
Commission Number 766866
My Comm. Exp 02-28-2028

Loan origination organization
NMLS ID
Loan originator
NMLS ID