Recorded: 11/6/2025 at 1:19:45.0 PM
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.00
Combined Fee: $10.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2993

This instrument was prepared by: Sara Domeyer for Community Savings Bank, 101 E Union, PO Box 77, Edgewood, IA 52042 (563)928-6425
Return to: Community Savings Bank, 101 E Union, PO Box 77, Edgewood, IA 52042

MORTGAGE MODIFICATION AGREEMENT

This Mortgage Modification Agreement ("Agreement") made this November 4, 2025 between 170th Street Investments, L.L.C., an Iowa Limited Liability Company ("Mortgagor(s)") and Community Savings Bank ("Lender").

NOTICE: The Open-End Mortgage identified below secures credit in the amount of $88,400.00. Loans and advance up to this amount, together with interest, are senior to indebtedness to other creditors under subsequently recorded or filed mortgages and liens.

For good and valuable consideration Mortgagor(s) and Lender hereby agree that the Open-End Real Estate Mortgage of the Mortgagors dated November 1, 2022, and filed on November 1, 2022 in the records of the Recorder of Delaware County, Iowa, BK: 2022 PG: 3291 for real estate legally described as:

The West one-third (W1/3) of Lot One Hundred Forty Nine (149), Manchester, Iowa, according to plat recorded in Book 1 L.D., Page 284

The property is located in Delaware County at 113 E Main Street, Manchester, IA 52057.

The purpose of this Real Estate Modification is to remove section titled LIMITATIONS ON CROSS-COLLATERALIZATION from said open-end real estate mortgage.

Except as provided above, all the terms and conditions of the Open-End Real Estate Mortgage shall continue in full force and effect, unchanged by this Agreement.

IN WITNESS WHEREOF, the Mortgagor(s) have executed this document, and acknowledge receipt of a copy thereof as of the date first written above.

MORTGAGOR:
170th Street Investments, L.L.C.

Shelly Schrader 11-4-25
Shelly Schrader, President **Date**

MORTGAGOR:
170th Street Investments, L.L.C.

Todd Schrader 11-4-25
Todd Schrader, Vice President **Date**

MORTGAGOR NOTARIZATION

STATE OF Iowa

COUNTY OF Delaware

On this 4th day of November, before me, the undersigned, a Notary Public, personally appeared Shelly Schrader + Todd Schrader to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Mark A Hunt
NOTARY PUBLIC IN THE STATE OF Iowa
My commission expires: 06-16-2026

PARKER A. HUNT
Commission Number 782434
My Commission Expires
June 16, 2026