

BK: 2022 PG: 2562
Recorded: 8/31/2022 at 10:43:09.0 AM
Pages 5
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

_____ State of Iowa _____ Space Above This Line For Recording Data _____

Prepared By:

Charter Bank - Loan Department
455 6th Street
Waukee, IA 50263 Phone: (515) 987-1000

Return To:

Charter Bank - Loan Department
455 6th Street, P.O. Box 550
Waukee, IA 50263
Phone: (515) 987-1000

MODIFICATION OF OPEN-END MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is August 26, 2022. The parties and their addresses are:

MORTGAGOR:

Sherri M. Sayre
An Unmarried Individual
214 N Highland Street
St. Charles, IA 50240

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 September 13, 2019 and recorded on September 16, 2019. The Security Instrument was recorded in the records of Madison County, Iowa at Book 2019, Page 2957. The property is located in Madison County at 214 N Highland Street, St. Charles, IA 50240.

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 5.)

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 137,000.00
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. 4000506909, dated August 26, 2022, from Mortgagor to Lender, with a loan amount of \$137,000.00 and maturing on August 23, 2047.

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$ 137,000.00 which is a \$ 37,000 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: Sherri M. Sayre

Sherri Sayre 8-26-22
(Signature) Sherri M. Sayre (Date)

(Signature) (Date)

(Signature) (Date)

LENDER: Charter Bank

By Erin Hullermann
Erin Hullermann, VP - Waukeet Market Manager

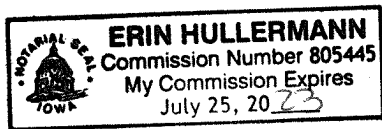
ACKNOWLEDGMENT:

(Individual) STATE OF Iowa, COUNTY OF Dallas } ss.
On this 26th day of August, before me, a
Notary Public in the state of Iowa, personally appeared Sherri M. Sayre

_____ 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: 7/25/2023
(Seal)

Erin Hullermann
(Notary Public)
Erin Hullermann, Notary Public



Addendum

Lots Three (3) and Four (4) and the North Half (1/2) of Lots One (1) and Two (2), in Block Three (3) of Hartman and Young's Addition to the Original Town of St. Charles, Madison County, Iowa, AND that portion of Vine Street vacated by the City Council of the Town of St. Charles, Iowa, described as follows: Beginning at the intersection of Vine and Highland Streets, thence North 66 feet, thence West 274 feet to Cross Street, thence South 66 feet, thence East 274 feet to the place of beginning, Madison County, Iowa.

Dated: August 26, 2022

X Sherri Sayre

Sherri M. Sayre