

BK: 2023 PG: 3202
Recorded: 12/28/2023 at 12:50:11.0 PM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

FOR RECORDER'S USE ONLY

Prepared By: Janel Gallaher, Loan Documentation Specialist, Bank of Springfield, P.O. Box 19301, Springfield, IL 62794-9301, (217) 529-5555

RECORDATION REQUESTED BY:

Bank of Springfield, Kansas City, P.O. Box 19301, Springfield, IL 62794-9301

WHEN RECORDED MAIL TO:

Bank of Springfield, Kansas City, P.O. Box 19301, Springfield, IL 62794-9301

MODIFICATION OF MORTGAGE



#####07400112272023

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 2 of this Modification. The legal description can be found on page 2 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

THIS MODIFICATION OF MORTGAGE dated December 27, 2023, is made and executed between Arrow Farms, LLC, an Iowa limited liability company (referred to below as "Grantor") and Bank of Springfield, whose address is P.O. Box 19301, Springfield, IL 62794-9301 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 30, 2023 (the "Mortgage") which has been recorded in Madison County, State of Iowa, as follows:

Recorded on October 31, 2023 in Book 2023 at Page 2684.

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

**MODIFICATION OF MORTGAGE
(Continued)**

Parcel 1:

The Southeast Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Parcel 2:

Government Lots Two (2), Three (3), Four (4), Five (5) and Six (6) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa (Including Parcel "D", a part of Government Lots Three (3) and Four (4) in said Section Nineteen (19), containing 3.26 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3808 on December 4, 2017, in the Office of the Recorder of Madison County, Iowa); AND the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

EXCEPT the following parcels, to wit:

1. Parcel "B" located in said Lot Two (2) as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
2. That part of Parcel "A" located in said Lot Six (6), as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
3. The North 30 feet of the East 322.5 feet of said Lot Six (6);
4. Parcel "C" located in said Lot Six (6), as shown in Plat of Survey filed in Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa;
5. The North 30 feet of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty (20);
6. Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty (20), as shown in Plat of Survey filed in Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa.

The Real Property or its address is commonly known as 332 acres, more or less, located at 1374 Badger Creek Rd, Van Meter, IA 50261-8507. The Real Property tax identification number is 031011900031000, 031011900051000, 031011900060000, 031011900070000, 031011900091000, 031012042003000, 031012044003000, 031012046000000, 031012048000000, 041011900023000, 041011900043000, 041011900044000 and 041011900052000.

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

At no time shall the principal amount of the indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$631,479.05.

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

**MODIFICATION OF MORTGAGE
(Continued)**

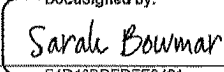
below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, 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 DECEMBER 27, 2023.

GRANTOR:

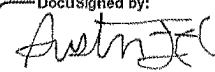
ARROW FARMS, LLC

DocuSigned by:
By: 
Joshua Todd Bowmar, Member of Arrow Farms, LLC

DocuSigned by:
By: 
Sarah Elizabeth Bowmar, Member of Arrow Farms, LLC

LENDER:

BANK OF SPRINGFIELD

X DocuSigned by:

Authorized Signer

**MODIFICATION OF MORTGAGE
(Continued)**

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF MO)
) SS
COUNTY OF Saint Louis)

This record was acknowledged before me on 12/28/2023, 20 by Joshua Todd Bowmar, Member of Arrow Farms, LLC and Sarah Elizabeth Bowmar, Member of Arrow Farms, LLC.

QUENTIN JOHN VAN BUREN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
Commission #22868084

DocuSigned by:
Quentin Van Buren
Notary Public in and for the State of MO
My commission expires 07/19/2026

LENDER ACKNOWLEDGMENT

STATE OF MO)
) SS
COUNTY OF Saint Louis)

This record was acknowledged before me on 12/28/2023, 20 by Josh Bowmar as officer of Bank of Springfield.

QUENTIN JOHN VAN BUREN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
Commission #22868084

DocuSigned by:
Quentin Van Buren
Notary Public in and for the State of MO
My commission expires 07/19/2026