

BK: 2025 PG: 2431
Recorded: 9/11/2025 at 2:57:38.0 PM
Pages 5
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Prepared By: MICHAEL GARMAN
FIRST STATE BANK OF
LYNNVILLE, IOWA
413 EAST STREET, LYNNVILLE, IA 50153 (641) 527-2535
Return To: FIRST STATE BANK OF
LYNNVILLE, IOWA
104 JACKSON ST.
P.O. BOX 532 BROOKLYN, IA 52211

MODIFICATION OF OPEN-END MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is 09-05-2025
_____. The parties and their addresses are:

MORTGAGOR: PATRICK BRIAN GAMBRALL AND SHELLY GAMBRALL, A MARRIED
COUPLE
1315 NORTH 8TH AVE. #8
WINTERSET, IA 50273

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

LENDER: FIRST STATE BANK OF LYNNVILLE, IOWA
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA
413 EAST STREET
P.O. BOX #187
LYNNVILLE, IA 50153

BACKGROUND. Mortgagor and Lender entered into a Security Instrument dated 03-21-2025
_____ and recorded on 03-26-2025 _____. The Security Instrument was
recorded in the records of MADISON
County, Iowa at BK: 2025 PG: 710 _____. The property is located
in MADISON _____ County at 2646 FIELDSTONE AVE,
WINTERSET, IA 50273 _____.

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 \$ 255,000.00
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.)*

☒ **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by the Security Instrument at any one time will not exceed \$ 750,000.00 ☒ which is a \$ 495,000.00 ☒ 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] 9/5/2025
(Signature) PATRICK BRIAN GAMBRALL (Date)

[Signature] 9/5/2025
(Signature) SHELLY GAMBRALL (Date)

(Signature) (Date)

LENDER: FIRST STATE BANK OF LYNNVILLE, IOWA

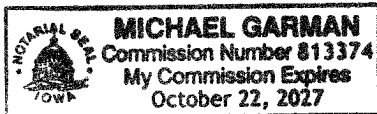
By [Signature]
MICHAEL GARMAN, VICE PRESIDENT

ACKNOWLEDGMENT:

(Individual) STATE OF IOWA, COUNTY OF MADISON } ss.
On this 5TH day of SEPTEMBER, 2025, before me, a
Notary Public in the state of Iowa, personally appeared PATRICK BRIAN
GAMBRALL; SHELLY GAMBRALL, A MARRIED COUPLE 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: 10-22-2027
(Seal)

[Signature]
(Notary Public)
MICHAEL GARMAN

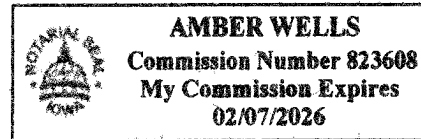


ACKNOWLEDGMENT:

(Lender) STATE OF IOWA _____, COUNTY OF MADISON _____} ss.
On this 5TH _____ day of SEPTEMBER, 2025 _____, before me, a
Notary Public in the state of Iowa, personally appeared MICHAEL GARMAN _____
_____, to me personally known, who
being by me duly sworn or affirmed did say that person is 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 VICE PRESIDENT _____ and the said
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: 02-07-2026
(Seal)


(Notary Public)
AMBER WELLS



Loan origination organization
NMLS ID
Loan originator
NMLS ID

Page 5

Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25) Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 20.00 acres, as show in Plat of Survey filed in Farm Plat Record 3, Page 6 on May 30, 1997, in the Office of the Recorder of
Madison County, Iowa