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:

9/5/2025

(Signature) PATRICK BRIAN GAMBRALL (Date)

Shelly Gambrall 9/5/2025

(Signature) SHELLY GAMBRALL (Date)

(Signature) (Date)

LENDER: FIRST STATE BANK OF LYNNVILLE, IOWA

By ______________________

MICHAEL GARMAN, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF IOWA, COUNTY OF MADISON } ss.

(Individual) 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)

(Notary Public)

MICHAEL GARMAN

NOTARIAL SEAL IOWA
MICHAEL GARMAN
Commission Number 813374
My Commission Expires
October 22, 2027

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 Amber Wells
(Seal) (Notary Public)

AMBER WELLS

NOTARIAL SEAL IOWA

AMBER WELLS
Commission Number 823608
My Commission Expires
02/07/2026

Loan origination organization
NMLS ID
Loan originator
NMLS ID

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