Book 2016 Page 463

Document 2016 463 Type 04 008 Pages 2
Date 2/29/2016 Time 9:01:09AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Werner Hellmer., Day & Hellmer, P.C., 679 Bluff, Dubuque, IA 52001; Ph: 563/557-1885

FIRST AMENDMENT TO CONTRACT

This Agreement is entered into this 18th day of February, 2016, by and between ANGELA M. KRUSE, a single person, SELLER, and JOHN A. BONERT and COLLEEN K. BONERT, husband and wife, BUYERS.

1. The parties previously entered into a contract dated March 2, 2005, and filed for record March 3, 2005, as Instrument No. 2005-709.

2. That as of the March 1, 2015 payment, there remained a principal balance of $57,551.75. The Buyers and the Seller agree the interest rate shall change from seven percent (7%) per annum to four percent (4%) per annum as of March 1, 2015. Buyers shall pay the sum of $624.61 on the 1st day of April, 2015, and a similar sum of $624.61 on the first day of each month thereafter until March 1, 2025, when the entire balance shall be due and payable. Interest shall accrue at the rate of four percent (4%) on the unpaid principal. Payments shall be applied first to the interest and then to the principal. Buyers may only prepay this contract with the consent of the Seller.

3. Ralph Oberbroeckling, a Seller under the original Real Estate Contract, passed away on April 29, 2011, and title to his interest in the real estate subject to this contract has been transferred to Angela M. Kruse, his surviving spouse.

4. All other provisions of the original contract not specifically amended herein are hereby ratified and reaffirmed.

BY: Angela M. Kruse
Angela M. Kruse, Seller

John A. Bonert
John A. Bonert, Buyer

Colleen Bonert
Colleen K. Bonert, Buyer

STATE OF IOWA)
) ss:
DUBUQUE COUNTY:)

Signed (or attested) before me this 18th day of February, 2016 by Angela M. Kruse, a single person.

NOTARIAL SEAL IOWA
BETTE KUBOUSHEK
Commission Number 727004
My Commission Expires
February 23, 2019

Bette Kubousheck
Signature of Notary Public

STATE OF IOWA)
) ss:
DUBUQUE COUNTY:)

Signed (or attested) before me this 8th day of February, 2016 by John A. Bonert.

NOTARIAL SEAL IOWA
[illegible] N. KLAUS
[illegible] NUMBER 740210
[illegible] Exp. 4-14-18

Signature of Notary Public

STATE OF IOWA)
) ss:
DUBUQUE COUNTY:)

Signed (or attested) before me this 8th day of February, 2016 by Colleen K. Bonert.

NOTARIAL SEAL IOWA
[illegible] N. KLAUS
[illegible] NUMBER 740210
Exp. 4-14-18

Signature of Notary Public