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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AMENDMENT TO REAL ESTATE CONTRACT

Recorder's Cover Sheet

Preparer Information:
Jane E. Hanson
Hanson Law Office
401 East Main Street
Manchester, Iowa 52057
(563) 927-5920

Taxpayer Information:
A & M Properties, LLC
c/o Chad Wulfekuhle
1634 195th Street
Manchester, Iowa 52057

Return Address
Jane E. Hanson
Hanson Law Office
401 East Main Street
Manchester, Iowa 52057

Grantors:
Loren R. Harbaugh and Laura M. Harbaugh

Grantees:
A & M Properties, LLC

Legal Description: Page 2

Document or instrument number of previously recorded documents: Book 2005, Page 3523 and Book 2017, Page 237

AMENDMENT TO REAL ESTATE CONTRACT

THIS AGREEMENT, is made by and between Loren R. Harbaugh and Laura M. Harbaugh, husband and wife as "Sellers" and A & M Properties, LLC as "Buyer", **WITNESSETH** the following:

WHEREAS, the Sellers on the 29th day of September, 2005, sold to Martin J. Kelzer and Angela M. Kelzer real estate described as follows:

Lots Three (3) and Four (4) of Swiss Valley Farms Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2004, Page 1563.

AND WHEREAS, Angela M. Kelzer quit claimed her interest in the real estate contract to Martin J. Kelzer on February 3, 2015;

AND WHEREAS, Martin J. Kelzer and Hannah M. Kelzer assigned his interest in the real estate contract on November 16, 2016 to A & M Properties, LLC;

AND WHEREAS, Loren R. Harbaugh and Laura M. Harbaugh, husband and wife as "Sellers" and A & M Properties, LLC as "Buyer" wish to amend the Contract under the terms and conditions as stated herein.

NOW THEREFORE, in consideration of One Dollar ($1.00) and other good and valuable consideration paid by each party to the other party, the receipt of which is hereby acknowledged, it is agreed as follows:

1. Paragraph 23 is deleted.

2. It is agreed that as of June 14, 2017 that the principal balance due on the Contract is $271,254.68.

3. The unpaid principal balance in the amount of $271,254.68 shall be paid as follows: Interest only in the amount of $1,130.23 on June 20, 2017; $1,790.17, including principal and interest, on July 20, 2017 and a like payment of $1,790.17, including principal and interest, on the 20th day of each and every month thereafter until the entire remaining balance is paid in full. All payments shall be applied first against interest accrued and the balance on principal. Payments shall be made by direct deposit into a bank account owned by Sellers. Sellers shall provide to Buyer the routing number and account number for the direct deposit. Sellers shall provide a thirty (30) day notice to Buyer, in writing, as to any changes in routing number or account number. The Buyer is prohibited from making any additional payments on principal or interest in any calendar year without the written consent of the Seller.

4. Commencing May 20, 2017 the interest rate will be reduced to 5.0% per annum.

5. All the other terms and conditions of the original Contract dated the 29th day of September, 2005 said contract being recorded in the Office of the Delaware County Recorder on September 30, 2005 in Book 2005, Page 3523 shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement this 14th day of June, 2017.

Loren R. Harbaugh SELLER

By: Chad M. Wulfekuhle, Member-Manager
A & M Properties, LLC

Laura M. Harbaugh SELLER

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 14th day of June, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared, Loren R. Harbaugh and Laura M. Harbaugh, husband and wife to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018

Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 14th day of June, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared, Chad M. Wulfekuhle, Member-Manager, A & M Properties, LLC, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

NOTARIAL SEAL IOWA
JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018

Notary Public in and for the State of Iowa