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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**AMENDMENT TO REAL ESTATE CONTRACT**  
**Recorder's Cover Sheet**

**Preparer Information:**

Jerrold B. Oliver  
101 1/2 W. Jefferson, PO Box 230  
Winterset, Iowa 50273  
Telephone: (515) 462-3731

**Taxpayer Information:**

Ted Benshoof, 1931 Quail Ridge Avenue, Winterset, IA 50273

**Return Document To:**

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

**Grantors:**

See Page 2

**Grantees:**

See Page 2

**Legal Description: See Page 2**

**Document or instrument number if applicable:**

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## AMENDMENT TO REAL ESTATE CONTRACT

### WHEREAS:

1. Larry Dale Faux and Sheryl Ann Faux, Husband and Wife, as Sellers, entered into a Real Estate Contract with Ted Benshoof, as Buyer, which Real Estate Contract was recorded on March 2, 2011, in Book 2011, Page 592 of the Recorder's Office of Madison County, Iowa.
2. Said real estate covers the following described real estate:

See description attached hereto.
3. The real estate has been conveyed and the Contract assigned to Benshoof Family Farms, LLC, by Warranty Deed recorded on December 26, 2012, in Book 2012, Page 3922 of the Recorder's Office of Madison County, Iowa.
4. The payment due on March 1, 2020, has been paid and the unpaid principal balance due on said Contract is now \$348,102.32.
5. The parties desire to amend said Contract to extend the time for payment of such balance.

### NOW THEREFORE, it is agreed as follows:

1. The balance of the Real Estate Contract in the amount of \$348,102.32 shall be paid as follows:

\$48,000 on or before the 1<sup>st</sup> day of March commencing March 1, 2021, until all sums are paid in full, provided that the last payment shall be adjusted according to the attached Amortization Schedule. Said yearly payments shall be applied first to the interest then unpaid, and next upon the balance of the principal.
2. Benshoof Family Farms, LLC shall pay interest from March 1, 2021, upon the unpaid balance at the rate of 6 % per annum, payable as set forth in paragraph 1 above.
3. In all other respects, said Contract is ratified and confirmed.

Dated: March 12 - 2021, 2021.

Larry Dale Faux  
Larry Dale Faux

Sheryl Ann Faux  
Sheryl Ann Faux

BENSHOOF FAMILY FARMS, LLC

By Ted Benshoof  
Ted Benshoof, Manager

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 12<sup>th</sup> day of March, 2021, by Larry Dale Faux and Sheryl Ann Faux.



Kim Leonard  
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 12<sup>th</sup> day of March, 2021, by Ted Benshoof, Manager of Benshoof Family Farms, LLC.



Kim Leonard  
Notary Public in and for the State of Iowa

All that part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-seven (27) lying South of the Primary Highway #92 and containing 6.03 acres, more or less; and the West Half (W 1/2) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-four (34); all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.