

ENTERED FOR TAXATION
THIS 4 DAY OF 4 2005
Joan E. Cox
Debbie Corleuan
DEPUTY RECORDER

Document 2005 1442

Book 2005 Page 1442 Type 03 010 Pages 3
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MICHELLE "MICKI" UTS, COUNTY RECORDER
MADISON IOWA

Prepared By: Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273

Telephone: 515/462-3731

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

AMENDMENT TO REAL ESTATE CONTRACT

THIS AGREEMENT made and entered into this 1 day of April, 2005,
by and between Aldon L. Cox and Joan E. Cox, Husband and Wife, as SELLERS, and Brian
Richmond and Amy Richmond, as joint tenants with full rights of survivorship and not as
tenants in common, as BUYERS.

WHEREAS, the parties hereto entered into a certain Real Estate Contract whereby
Sellers sold to Buyers the following-described real estate:

Lot One (1) in Block Four (4) of Railroad Addition to the City of
Winterset, Madison County, Iowa,

which Contract was filed for record on February 28, 2003, in Book 2003, Page 1100, in the
Office of the Madison County Recorder; and

WHEREAS, the parties hereto have agreed to modify the terms of said contract.

NOW THEREFORE IN CONSIDERATION OF MUTUAL PROMISES
DECLARED HEREIN THE PARTIES HEREBY AGREE TO MODIFY THE
CONTRACT IN THE FOLLOWING RESPECTS:

1. The parties agree that as of April 1, 2005, the principal balance still owing on said
Real Estate Contract is in the sum of Fourteen Thousand Three Hundred Two Dollars and
Twenty Cents (\$14,302.20).

✓ Aldon + Joan Cox
205 E Benton
Winterset Ia 51273

2. The parties further agree that Buyers shall pay to Sellers the sum of Three Hundred Dollars (\$300.00) on May 1, 2005, and on the first day of each month thereafter until the entire unpaid principal and interest is paid in full.

3. Buyers shall pay interest from April 1, 2005, on the unpaid balance at the rate of eleven percent (11%) per annum, payable monthly and included in the above monthly payments.. Buyers shall also pay a late fee of Twenty-five Dollars (\$25.00) for every payment made after the first day of each month during the remaining period of this Real Estate Contract.

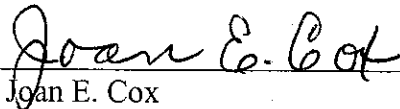
4. The parties agree that the balloon payment date as set forth in the original Contract to be February 15, 2005, is no longer in effect; and, that the contract shall continue until such time as the entire unpaid principal and interest is paid in full.

5. All other provisions of this Contract shall remain in full force and effect.



Aldon L. Cox

Brian Richmond



Joan E. Cox

SELLERS

Amy Richmond

BUYERS

STATE OF IOWA :
:SS
COUNTY OF MADISON :

Subscribed and sworn to before me by **Aldon L. Cox and Joan e. Cox** on this 1 day
of April, 2005.



Notary Public in and for the State of Iowa



STATE OF IOWA :
:SS
COUNTY OF MADISON :

Subscribed and sworn to before me by **Brian Richmond and Amy Richmond** on this
____ day of _____, 2005.

Notary Public in and for the State of Iowa