



FILED NO. **003719**
 BOOK **2001** PAGE **3719**
 2001 AUG 21 PM 1:22
 MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

REC \$ 10⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER
 RECORDED
 COMPARED _____

✓ This instrument prepared by and return to:
 BRETT I. ANDERSON, Attorney at Law, 520 - 35th St., Des Moines, Iowa 50312 PH # (515) 255-4666

AMENDMENT TO CONTRACT

IT IS HEREBY AGREED this 5th day of July, 2001, by and between Russell M. Lander and Alice M. Lander, husband and wife, and Francis J. McAllister, Jr., and LuAna May McAllister, husband and wife, Sellers, and Randall G. Archer, a married person, Buyer, as follows:

That the above referenced parties entered into a Real Estate Contract- Installments dated the day of June, 1996 and recorded July 23, 1996 as Instrument No. 216 in Book 136, page 509.

That the parties to the above referenced contract wish to amend the same with the following terms and conditions:

1. That effective January 2, 2001, the unpaid principal balance on the above-referenced contract was in the amount of \$56,030.20.
2. That the balance that is yet due and owing is equally owed to the Sellers in equal shares.
3. That by this agreement, the Buyer hereby consents to paying one-half of Francis J. McAllister, Jr. and LuAna May McAllister's balance plus accrued interest to them in full on July 1, 2001, and the balance of their undivided half interest in the remainder shall be due and payable January 1, 2002, with accrued interest.
4. With regards to the one-half of the balance owed Russell M. Lander and Alice M. Lander, the contract shall be amended to show that an additional \$1,000.00 principal payment shall be made commencing July 1, 2001 and on January 1, 2002 in addition to accrued interest on the unpaid balance at which time the interest of Francis J. McAllister, Jr. and LuAna May McAllister, husband and wife, shall be conveyed to Randall Archer and the remaining balance then due and owing from Buyer to Russell M. Lander and Alice M. Lander, husband and wife, shall be payable on a new three year term at 7% interest with payments due and payable July 1, 2002 and every 6 months thereafter until paid in full with interest.

That all other terms and conditions of the above-referenced real estate contract shall remain unchanged and in full force and effect.

That this Amendment affects the property legally described as follows, to-wit:

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) and the West 10 acres of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), all in Section 11, Township 77 North, Range 26 West of the 5th P.M., containing 50.0 acres, more or less.



Russell M. Lander
 Russell M. Lander

Randall G. Archer
 Randall G. Archer

Alice M. Lander
 Alice M. Lander

