

Document 2006 4956

Book 2006 Page 4956 Type 03 010 Pages 3

Date 11/30/2006 Time 12:51 PM

Rec Amt \$17.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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**REAL ESTATE CONTRACT EXTENSION AGREEMENT**  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

R. Ronald Pogge  
Hopkins & Huebner, PC.  
2700 Grand Avenue, Ste. 111  
Des Moines, IA 50312

**Taxpayer Information:** (Name and complete address)

David Ross  
1083 Belle Mar Drive  
West Des Moines, IA 50266

**Return Document To:** (Name and complete address)

R. Ronald Pogge  
Hopkins & Huebner, PC.  
2700 Grand Avenue, Ste. 111  
Des Moines, IA 50312

**Grantors:**

Robert Trausch and Esther Trausch

**Grantees:**

David Ross

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

**REAL ESTATE CONTRACT EXTENSION AGREEMENT**

This Real Estate Contract Extension Agreement ("Agreement") is made this 29<sup>th</sup> day of September, 2006, effective February 28, 2005, by and between Robert Trausch and Esther Trausch, husband and wife ("Sellers") and David Ross, a married person ("Buyer").

**RECITALS**

WHEREAS, the parties to the Agreement are the parties to a Real Estate Contract whereby Sellers agreed to sell to Buyer and Buyer agreed to buy from Sellers, the real estate located in Madison County, Iowa, legally described as follows:

Lot Twenty-three (23) of Walnut Cove Estates Subdivision, Plat No: 2, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

WHEREAS, the Real Estate Contract was entered into by and between Sellers and Buyer on October 8, 2003 and was filed on October 10, 2003 at Book 2003 Page 6118 of the Madison County, Iowa records; and

WHEREAS, the Real Estate Contract provides for an initial contract balance of \$44,900 at the rate of 6.5% per annum with the first monthly payment on November 1, 2003; and

WHEREAS, the Real Estate Contract provides for Buyer to pay to Seller monthly payments of \$283.14 until March 1, 2006, at which time the entire principal and interest becomes due and payable; and

WHEREAS, Buyer and Sellers entered into a Real Estate Contract Extension Agreement dated February 25, 2005, extending the date for the balloon payment until September 1, 2006; and


WHEREAS, Buyer and Seller desire to extend the due date for the Balloon payment until ~~January 31, 2007.~~

NOW THEREFORE, in consideration of the recitals set forth above and the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

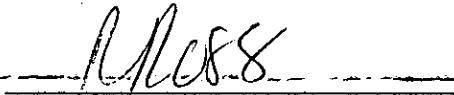
1. The term of the Contract outlined in the Real Estate Contract between Sellers and Buyer dated October 8, 2003 and filed October 10, 2003 at Book 2003 Page 6118 of the Madison County, Iowa records as extended by the Real Estate Contract Extension Agreement dated February 25, 2005 and filed May 9, 2005 at Book 2005, Page 2073 of the Madison County, Iowa records is hereby modified by extending the due date for the entire principal and interest until January 31, 2007. The entire principal and interest payment shall become due and payable on January 31, 2007. Until January 31, 2007 Buyer shall continue to make monthly payments of \$283.14 (including principal and interest) to Sellers.

2. In all other manners and respects the Real Estate Contract between Sellers and Buyer dated October 8, 2003 and filed October 10, 2003 at Book 2003 page 6118 of the Madison County, Iowa records as extended by the Real Estate Contract Extension Agreement dated February 25, 2005 and filed May 9, 2005 at Book 2005, Page 2073 of the Madison County, Iowa records shall remain in full force and effect.

  
Robert Trausch, Seller

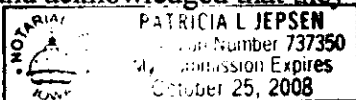
  
David Ross, Buyer

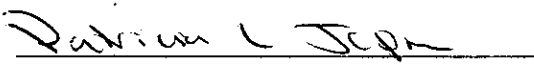
  
Esther Trausch, Seller

  
Robin Ross

STATE OF IOWA            )  
  ) ss:  
COUNTY OF POLK        )

On this 15<sup>th</sup> day of August, 2006, before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared David Ross and Robin Ross, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

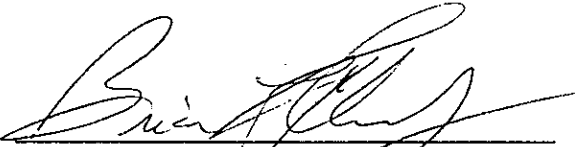


  
Notary Public in and for the State of Iowa

STATE OF IOWA            )  
  ) ss:  
COUNTY OF POLK        )

On this 29<sup>th</sup> day of Sept., 2006, before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared Robert Trausch and Esther Trausch, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



  
Notary Public in and for the State of Iowa