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BOOK 138 PAGE 541

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Lewis H Jordan

P O Box 230

Winterset

AMENDMENT TO REAL ESTATE CONTRACT NICHELLE UTSLER
RECORDER
MADISON COUNTY IOWA

THIS AGREEMENT made and entered into by and between **M. C. Faris and Sherryl E.**

Faris, Husband and Wife, hereinafter known as **Sellers**, and **Russell W. Utsler and Jeannie M.**

Utsler, hereinafter known as **Buyers**, WITNESSETH:

WHEREAS, the parties hereto entered into a certain Real Estate Contract for the sale of the following-described real estate

The Northeast Fractional Quarter (NE Fr. 1/4) of Section One (1) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; and, the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except the South 594.6 feet of the West 225 feet thereof;

from Sellers to Buyers, which Contract is dated September 9, 1994, and was filed for record October 13, 1994, at Book 133, Page 465, and

WHEREAS, the parties hereto are desirous of modifying the terms as to the purchase price and accelerating the date of final payment, and

WHEREAS, this Amended Real Estate Contract is being prepared at Sellers' request

NOW THEREFORE IT IS AGREED BETWEEN THE PARTIES HERETO AS

FOLLOWS:

- 1) That Sellers will accept the sum of One Hundred Fifty Thousand Dollars (\$150,000 00) in full payment of the principal balance and accrued interest from October 1, 1997
- 2) Sellers shall pay all expenses of this modification, including, but not limited to, abstracting, attorney fees and examination of title fees, in connection with the necessary documents to effect this agreement

3) Final settlement shall occur upon Sellers delivering to Buyers a Warranty Deed and an abstract showing merchantable title to the real estate not already conveyed on or about March 1, 1998

Date 2-13-98

M.C. Faris by Sherryl E. Faris POA
M C Faris

Date 2-13-98

Sherryl E. Faris
Sherryl E. Faris

SELLERS

Date 2/16/98

Russell W. Utsler
Russell W Utsler

Date 2-16-98

Jeanne M. Utsler
Jeanne M Utsler

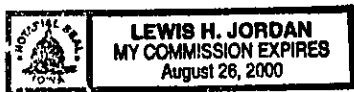
BUYERS

STATE OF IOWA

SS

COUNTY OF MADISON

On this 13 day of FEBRUARY, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Sherryl E. Faris, POA for M.C. Faris and Sherryl E. Faris**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed



[Signature]

Notary Public in and for the State of Iowa

STATE OF IOWA

SS

COUNTY OF MADISON

On this 16 day of FEBRUARY, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Russell W. Utsler and Jeanne M. Utsler**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed



[Signature]

Notary Public in and for the State of Iowa