

STATE OF IOWA, SS
MADISON COUNTY,

Inst. No. 3527 Filed for Record this 13 day of June 19 96 at 3:14 PM
Book 135 Page 394 Recording Fee \$ 11.00 Michelle Utsler, Recorder. By Skylar B. Hensley
Deputy

REC 10.00

AMENDMENT TO REAL ESTATE CONTRACT

AND: 100
R.M.F. \$ 100 This amendment to real estate contract is entered into this 30th day of April, 1996, by and between Lenard Binns and Margaret Binns, hereinafter referred to as "Sellers", and Paul B. Nardini and Dianna S. Nardini, hereinafter referred to as "Buyers".

COMPUTER
RECORDED
COMPARED

RECITALS:

1. Sellers and Buyers entered into a purchase agreement on or about May 1, 1991, for the sale and purchase of the following described real estate, which purchase agreement was filed on May 2, 1991, in Book 128, Page 672, in the office of the Madison County Recorder:

All that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which lies East of a line described as follows: Commencing at a point on the North line of said 40-acre tract 948.5 feet West of the Northeast corner thereof, thence Southerly on a straight line 1317.8 feet to a point on the South line of said 40-acre tract 831.8 feet West to the Southeast corner thereof, excepting therefrom a tract described as follows: commencing at a point on the South line of said 40-acre tract 615.01 feet East of the Southwest corner thereof, thence Northwesterly on a straight line 186.1 feet to intersect said first described line at a point therein 1201.36 feet Southerly from its place of beginning, thence Southerly along said first described line to the South line of said 40-acre tract, thence East on said South line to the place of beginning, and The South Half (1/2) of the Northeast Quarter (1/4) of Section Three (3) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

2. Sellers and Buyers have agreed to a modification of the terms of the real estate contract, and this amendment states the terms of the modification.

IT IS, THEREFORE, AGREED that the real estate contract dated May 1, 1991, by and between Sellers and Buyers for the sale and purchase of the above described real estate is hereby modified as follows:

1. The date at which time all amounts due and payable under the terms of the contract shall be paid in full shall be extended from May 1, 1996 to May 1, 1997.
2. Interest upon all unpaid amounts due under the terms of the contract shall accrue at the rate of 8.0% per annum from May 1, 1996 to April 30, 1997.
3. All other terms and conditions of the real estate contract shall remain in force and effect.

Dated the day and year first above written

Lenard Binns
Lenard Binns
Margaret Binns
Margaret Binns SELLERS

Paul B. Nardini
Paul B. Nardini
Dianna S. Nardini
Dianna S. Nardini BUYERS

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

On this 30th day of April, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Lenard Binns and Margaret Binns, 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.



Sharon K. Shaull
Notary Public in and for the State of Iowa

On this 30th day of April, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared Paul B. Nardini and Dianna S. Nardini, 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.



Brenda K. Kraemer
Notary Public in and for the State of Iowa