

1987 FEB 18 PM 1:45

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00

AMENDMENT TO REAL ESTATE CONTRACT

THIS AGREEMENT made and entered into by and between Robert C. Duff and Genevieve Duff, husband and wife, hereinafter called "Duffs" and J. Thomas Collins and Terri Collins, hereinafter called "Collins":

WHEREAS, Duffs as Sellers entered into a Real Estate Contract with Gary Hood for the sale of the following-described real estate:

Lot Thirty-six (36) of Honors Acres Second Addition to the Town of Winterset, Madison County, Iowa;

WHEREAS, said Contract has been recorded in Book 50, Page 359 of the office of the Madison County Recorder;

WHEREAS, all right, title and interest of Gary Hood in and to said Contract has been conveyed and assigned to Collins;

WHEREAS, said Contract provides that the entire unpaid balance is due and payable on February 1, 1987, but the Buyers have the right and option to renew the Contract for an additional five-year period; and

WHEREAS, the parties desire to amend this Contract to provide for monthly payments and the interest rate for said additional five-year period.

NOW THEREFORE, IT IS AGREED as follows:

1. The parties agree that Collins shall make the regular monthly payment due on said Contract on February 1, 1987, in the amount of \$715.21.

2. The parties agree that after said monthly payment has been paid, the unpaid principal balance on said Contract will be the sum of \$59,674.35, payable as follows:

\$605.00 on or before March 1, 1987; and
\$605.00 on or before the first day of each month thereafter until February 1, 1992, when the entire unpaid balance shall be due and payable. Said monthly payments shall be applied first to the interest then unpaid and next upon the balance of the principal. The parties agree that Collins shall have the right to prepay any amounts at any time.

3. Collins shall pay interest from February 1, 1987, upon the unpaid balance at the rate of nine percent (9%) per annum, payable monthly beginning March 1, 1987.

4. In all other respects, the parties hereby ratify and confirm the said Real Estate Contract.

Dated this 20 day of Jan, 1987.

J. Thomas Collins
J. Thomas Collins

Robert C. Duff
Robert C. Duff

Terri Collins
Terri Collins

Genevieve E. Duff
Genevieve Duff

STATE OF IOWA :

:SS

MADISON COUNTY:

On this 20 day of January, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert C. Duff and Genevieve Duff, to me known to be the identical persons named in the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Nelda J. Ruch
Notary Public in and for said County and State

STATE OF IOWA :
:SS
MADISON COUNTY:

On this 24th day of January, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Thomas Collins and Terri Collins, 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.



Julia A. Snyder
Notary Public in and for said County and State