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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by and return to:

Gary Jenkins, 3201 Mary Lynn Dr., Urbandale, IA 50322 Phone: 515-276-9320

CONTRACT AMENDMENT

This Amendment made this 23 day of November, 2011, by and between Gary Jenkins of Polk County, State of Iowa, Seller, and Tom Brown and Deb Brown, husband and wife, as joint tenants with full right of survivorship and not as tenants in common, of Madison County, State of Iowa, Buyer.

Whereas Seller and Buyer wish to amend and modify one certain Real Estate Contract – Installments, dated July 24, 2008 and recorded August 7, 2008 in Book 2008, Page 2452 of the Madison County records, and further amended on February 18, 2010, said amendment recorded February 22, 2010 in Book 2010, Page 363 of the Madison County records, for real estate situated in the County of Madison, State of Iowa, to-wit:

The North Half (1/2) of Lots Five (5) and Six (6) and the West 52 Feet of the North Half of Lot Seven (7), in Block Twenty-three (23) of the Original Town of Winterset, Madison County, Iowa. (Locally known as 115 S. 2nd Ave., Winterset, Iowa)

Seller and Buyer hereby amend and modify said Contract at Item 1.b. BALANCE OF PURCHASE PRICE, \$159,528.88 as follows: \$2,000.00 due and payable on or before the 1st day of December, 2011, with interest thereon at the rate of 5% per annum; and \$2,000.00 due and payable on or before the 1st day of each and every month thereafter, with interest thereon at the rate of 5% per annum, until the entire unpaid balance of the contract, including principal and accrued interest, is paid in full.

And Item 22.SPECIAL PROVISIONS. Shall be amended as follows: Item 22.d. shall be deleted from contract deleting the balloon payment due August 1, 2012.

All other terms and conditions shall remain unchanged.

Signed this 23 day of November, 2011.

Gary Jenkins
Gary Jenkins (Seller)

Tom Brown
Tom Brown (Buyer)

(Seller)

Deb Brown
Deb Brown (Buyer)

STATE OF IOWA, COUNTY OF MADISON, ss:

This instrument was acknowledged before me on November 23rd, 2011 by Gary Jenkins, Tom Brown and Deb Brown.

Brenda Trogdon
Notary Public in and for the State of Iowa

