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FILED NO.
BOOK 118 PAGE 121

1984 AUG -2 PM 4:35

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $15.00
3pgs.

Compared

AMENDMENT TO REAL ESTATE CONTRACT

THIS AGREEMENT made and entered into by and between LORETTA BERNEAL SWANSON, hereinafter called SWANSON, and LARRY L. FREED AND MARSHA J. FREED, hereinafter called FREEDS.

WHEREAS, on September 19, 1978, SWANSON, individually and as conservator for Herschel Swanson, entered into a real estate contract with FREEDS for the sale of the following-described real estate:

See description of real estate attached hereto and marked Exhibit "A"

WHEREAS, said real estate contract is recorded in Book 108, page 335 of the Recorder's Office of Madison County, Iowa.

WHEREAS, the Last Will and Testament of Herschel Swanson devised to Loretta Berneal Swanson all of the right, title and interest of Herschel Swanson in and to said contract.

WHEREAS, the present unpaid principal balance of said contract is Fifty-five Thousand Dollars ($55,000) plus accrued interest from March 1, 1984.

WHEREAS, the entire principal balance is due and payable on said contract on March 1, 1985; and

WHEREAS, the parties desire to extend the time of payment of the balance due on said contract.

NOW, THEREFORE, THE PARTIES AGREE that said real estate contract dated September 19, 1978, is hereby amended as follows:

1. FREEDS agree to pay to SWANSON the unpaid principal balance in the amount of Fifty-five Thousand Dollars ($55,000) as follows:

$13,750 on principal on or before March 1, 1985;

$13,750 on or before the 1st day of March of each year thereafter until the entire principal balance has been paid in full.

2. FREEDS agree to pay SWANSON interest from March 1, 1984, upon the unpaid balances at the rate of eight percent (8%) per annum payable annually on March 1 of each year beginning March 1, 1985.

3. In all other respects, said real estate contract is hereby radified and confirmed by the parties.

Dated this 1st day of August, 1984.

Larry L. Freed

Loretta Berneal Swanson

Marsha Freed

STATE OF IOWA :
: ss
MADISON COUNTY:

On this 1st day of August, 1984, before me, the undersigned Notary Public in and for said County and State, personally appeared Larry L. Freed, Marsha J. Freed, and Loretta Berneal Swanson 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.

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
JERROLD D. OLIVER
MY COMMISSION EXPIRES
August 26, 1985

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SWANSON - FREED REAL ESTATE CONTRACT

DESCRIPTION OF REAL ESTATE

The West Half (½) of the Northeast Quarter (¼) except a parcel of land described as commencing at the Northwest corner of the Northeast Quarter (¼) of Section Five (5), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which is the point of beginning; thence N.89°18' E. 801.6 feet along the North line of said Section Five (5); thence S.4°44'W. 1361.6 feet; thence N.86°12'W. 690.6 feet to the West line of the Northeast Quarter (¼) of said Section Five (5); thence North 0°00' 1301.2 feet along the West line of the Northeast Quarter (¼) of said Section Five (5) to Point of Beginning, containing 22.7654 acres including 2.8535 acres of County Road Right-of-Way, and the Northeast Quarter (¼) of the Northeast Quarter (¼) excepting therefrom all that part of the Northeast Quarter (¼) of the Northeast Quarter (¼) lying East and North of a certain public highway as now located through the same, and that part of the Southeast Quarter (¼) of the Northeast Quarter (¼) described as follows: Commencing at the Northwest Corner of said Southeast Quarter (¼) of the Northeast Quarter (¼) running thence South to the Southwest corner thereof, thence East 86 feet to a point 1234 feet West of the Southeast corner thereof, thence North 10.77 chains to a point 9 chains 23.09 links South of the North line thereof, thence East 26 rods, thence North 9 chains 23.09 links to the North line thereof, thence West to the place of beginning, all in Section Five (5), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

"EXHIBIT" A