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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Extension Amendment of Real Estate Contract

Preparer information: Don Moonen, 111 Main St W Ste B, Epworth, IA 52045 563-876-3451

Taxpayer information: Randy Benn, 2747 230th St, Earlville, IA 52041

Return Document to: Randy Benn, 2747 230th St, Earlville, IA 52041

Grantors:

Louis F Benn, Trustee
Ruth A Benn, Trustee
Ruth A Benn Revocable Trust
Louise F Benn Revocable Trust

Grantees:

Randy Benn

Legal Description is located on page: 1

Document or instrument number of previously recorded documents: Bk 2014 Page 2600

EXTENSION AMENDMENT OF REAL ESTATE CONTRACT – INSTALLMENTS

re: Parcel B located in the southwest corner of the Southeast Quarter [SE ¼] of the Southwest Quarter [SW ¼] of Section 1, Township 88 North, Range 4 West of the 5th P.M., in Delaware County, Iowa, according to Plat recorded in Book 2009, Pages 2935 et seq, subject to public highway

Come now contract Sellers Louis F. Benn and Ruth A. Benn, as Trustees of the Louis F. Benn and Ruth A. Benn Revocable Trust dated October 1, 2008, and contract Buyer Randy Benn, a single man, who together, for good and valuable considerations, hereby agree as follows:

1. The parties have a currently yet pending Real Estate Contract – Installments dated January 1, 2014, and filed of record October 16, 2014 at Book 2014, Pages 2600 et seq of the records of Delaware County, Iowa;
2. The parties hereby amend such contract by both an extension of the length of the contract with elimination of a “balloon” final payment term, and also a revision of the monthly payment terms of such contract, with provisions thereof in the following particulars:
 - A. The contract interest rate shall continue, unchanged, at the rate of two point four per cent per annum [2.4 %], and with no change to the contract provisions for delinquency interest rate;
 - B. As of the January 1, 2024 effective starting date of this extension amendment, and after crediting Buyer with a final previously unscheduled final \$800.00 monthly payment hereby due on or before January 1, 2023, the parties agree that the starting principal balance of this contract extension shall be \$82,258.13;
 - C. The monthly payment obligation of Buyer, effective with payment due on or before February 1, 2024, shall hereafter be the sum of one thousand dollars [\$1,000.00], with the same payment sum due monthly thereafter on or before the first day of each calendar month

commencing March 1, 2024; all payments shall be first applied to accrued contract interest obligations; if all scheduled payments are fully and timely made, the final contract payment shall be the sum of \$957.94 due on or before July 1, 2031;

D. It is contemplated that the Sellers shall execute a special warranty deed that shall be held in escrow by an escrow agent jointly selected by the parties pending Buyer's satisfaction of all of his contractual obligations herein;

E. All other terms and provisions of the described 2014 original contract that are not altered by the terms and provisions of this extension amendment shall remain unchanged and in continuing full enforceable effect, and the parties hereby ratify those continuing unchanged terms and provisions;

The date of this document shall provisionally be December 9th 2023, subject to the date[s] of the respective signature acknowledgments exhibited below for each signing party.

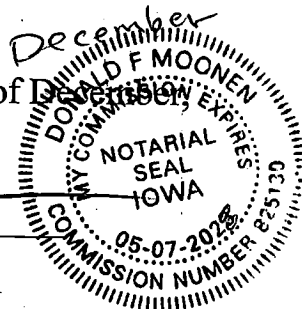
[Signature]
Randy Benn, Buyer

The Trustees of the Louis F. Benn and Ruth A. Benn Revocable Trust dated October 1, 2008, Sellers

[Signature] Louis F. Benn, Trustee [Signature] Ruth A. Benn, Trustee

STATE OF IOWA, COUNTY OF Dubuque : ss
This legal document was acknowledged before me this 9th day of December, 2023 by Randy Benn.

[Signature]
Notary Public



STATE OF IOWA, COUNTY OF Dubuque : ss
This legal document was acknowledged before me this 9th day of December, 2023 by Louis F. Benn and Ruth A. Benn as Trustees of the Louis F. Benn and Ruth A. Benn Revocable Trust, dated October 1, 2008

[Signature]
Notary Public

