



Recorded: 12/13/2023 at 1:57:04 PM

County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$15.00

Revenue Tax: \$0.00

Delaware County, Iowa

Daneen Schindler RECORDER

BK: 2023 PG: 3111

Return Document to: John C. Compton, PC, PO Box 8, Strawberry Point, IA 52076 (563) 933-4334  
Prepared by: John C. Compton, PC, PO Box 8, Strawberry Point, IA 52076 (563) 933-4334  
Address Tax Statement: Farmers Savings Bank, PO Box 130, Strawberry Point, IA 52076

### CONTRACT EXTENSION AGREEMENT

This agreement, made and entered in to this 12 day of December, 2023, by and between Farmers Savings Bank, an Iowa banking corporation, SELLER, and Tristan M. (Boies) Baker, single, BUYER, as follows:

WHEREAS, the undersigned Tristan Boies, single, entered into a real estate contract with Jason Fleege and Heather Fleege, husband and wife, dated July 3, 2013, which contract was recorded in the records of Delaware County, Iowa, at Book 2013 Page 2518, for real estate described as:

The East one hundred forty-four (144) feet of the South ninety nine (99) feet of the Southeast Quarter (SE <sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE <sup>1</sup>/<sub>4</sub>) of Section Twenty-six (26), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M., except any part thereof included in Warranty Deed recorded in Book 62, L.D., Page 201, and,

WHEREAS Jason N. Fleege and Heather N. Jones f/k/a Heather N. Fleege transferred their interest in said real estate contract to Paul J. Fleege and Nancy J. Fleege, on August 25, 2016, by Quit Claim Deed which was stated to act as an assignment and conveyance of Jason N. Fleege's and Heather N. Jones f/k/a Heather N. Fleege's interest in said contract, and which was recorded in Delaware County, Iowa, on August 30, 2016, at Book 2016, Page 2318, and,

WHEREAS Paul J. Fleege and Nancy J. Fleege, husband and wife, transferred their interest in said real estate contract to Farmers Savings Bank, on November 19, 2016, Assignment of Real Estate Contract and by Warranty Deed, both of which were recorded in Delaware County, Iowa, the Assignment being recorded at Book 2016, Page 3261, and the Warranty Deed being recorded at Book 2016, Page 3262,

THEREFORE, the parties hereto, Farmers Savings Bank, SELLER and Tristan M. (Boies), single, BUYER, in consideration of the mutual promises made herein and intending to be legally bound hereby, do agree to amend said contract, and further agree the following provisions for extension of the Contract noted above:

1. SELLER and BUYER agree that the due date of this Contract shall now be December 1, 2028, with payments continuing in the amount of Four Hundred Fifty-five Dollars and Twenty-four Cents (\$455.24) per month beginning December 1, 2023 and continuing thereafter until December 1, 2028 when a balloon payment of all unpaid principal and interest shall be due and payable.
2. The interest rate on this Contract shall be raised to 8.375% per annum, payable monthly. All payments made shall apply first to unpaid interest, with the remainder applied to principal.
3. The parties further agree that the balance due as of October 27, 2023 is \$55,574.35.
4. All other terms and conditions of the original Real Estate Contract, as Amended and Assigned, shall remain the same except as changed, modified or amended hereby.

Dated this 12 day of December, 2023.

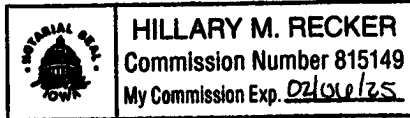
FARMERS SAVINGS BANK, SELLER

J. J. Juergens, E.V.P.  
By: Jeffrey Juergens, Executive Vice President

Tristan M. Baker  
Tristan M. (Boies) Baker, Buyer

STATE OF IOWA, COUNTY OF CLAYTON, ss:

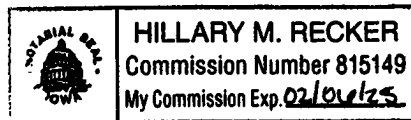
This instrument was acknowledged before on this 12 day of December, 2023 by Jeffrey Juergens as Executive Vice president of Farmers Savings Bank.



Hillary M. Recker  
Notary Public, State of Iowa

STATE OF IOWA, COUNTY OF CLAYTON, ss:

This instrument was acknowledged before on this 12 day of December, 2023 by Tristan M. (Boies) Baker, single.



Hillary M. Recker  
Notary Public, State of Iowa