



Document 2022 2019

Book 2022 Page 2019 Type 03 010 Pages 3

Date 7/05/2022 Time 1:11:22PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

AMENDMENT TO REAL ESTATE CONTRACT-INSTALLMENTS
Recorder's Cover Sheet

Preparer Information: DuWayne J. Dalen, 1401 Willis Ave, PO Box 487, Perry, IA 50220,
Phone: 515-465-4641

Taxpayer Information: Randall C. Allen, 4904 154th Street, Urbandale, IA 50323

✓ **Return Document To:** DuWayne J. Dalen, 1401 Willis Ave, PO Box 487, Perry, IA 50220

Grantors: Jo Ann Allen

Grantees: Randall C. Allen

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Document 2022 1479

AMENDMENT TO REAL ESTATE CONTRACT

RE: An undivided one-half interest in: A tract of land located in the Northwest Quarter (¼) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 108.35 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 264 on August 27, 1991 in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Sixteen (16), containing 7.00 acres, as shown in Plat of Survey filed in Book 2002, Page 5031 on October 14, 2002, in the Office of the Recorder of Madison County, Iowa; and

The Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located therein, more particularly described as follows to-wit: Commencing at a point 567 feet East of the Northwest corner of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-nine (29), which point is in the middle of the road on the North side of said 40 acre tract, running thence South 235 feet, thence East 335 feet, thence North 235 feet to the middle of said road, thence West 335 feet to the point of beginning, containing 1.81 acres more or less; and

The West Half (½) of the Southeast Quarter (¼) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

COMES NOW, **Jo Ann Allen**, a single person, of the County of Madison, State of Iowa, ("Seller"); and **Randall C. Allen**, of the County of Dallas, State of Iowa ("Buyer");
These are the parties to a certain Real Estate Contract dated May 19, 2022, and recorded May 19, 2022, in Book 2022 Page 1479, office of the Madison County Recorder.

The parties hereby amend said real estate contract. The parties amend the total purchase price as follows:

- 1. TOTAL PURCHASE PRICE.** The Buyer agrees to pay for said property the total of **\$852,000.00** due and payable at 1615 W. Summit Street, Winterset, Madison County, Iowa, as follows:
 - a) DOWN PAYMENT of \$100,000.00 RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; and**
 - b) BALANCE OF PURCHASE PRICE. \$752,000.00 as follows:**
\$60,000.00 plus interest due January 15, 2023, and \$10,000.00 plus interest due on January 15th each year thereafter with a balloon payment for the balance owing due and payable on January 15, 2032. The interest on this Contract shall be 3% per annum.

All other provisions of the real estate contract remain in full force and effect.

SELLER:

BUYER:

Dated: 7-01-22

Dated: 7-1-22

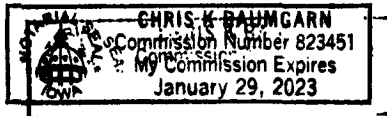
Jo Ann Allen
Jo Ann Allen, Seller
1615 W. Summit Street
Winterset, IA 50273

Randall C. Allen
Randall C. Allen, Buyer
4904 154th Street
Urbandale, IA 50323

NOTARY

STATE OF IOWA, COUNTY OF MADISON

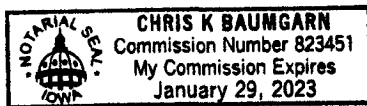
This record was acknowledged before me on July 1, 2022, by Jo Ann Allen, a single person, Seller.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 1, 2022, by Randall C. Allen, Buyer.



[Signature]
Signature of Notary Public