

BK: 2025 PG: 3349
Recorded: 12/9/2025 at 11:50:05.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: David E. Trask and Judith A. Trask, 515 W. Benton Street, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

MODIFICATION OF REAL ESTATE CONTRACT - INSTALLMENTS

This Modification of Real Estate Contract is made and executed by and between David E. Trask and Judith A. Trask, a married couple, (hereinafter referred to as "Sellers") and Goodhill Company LLC, an Iowa limited liability company (hereinafter referred to as "Buyer").

WHEREAS, Sellers and Buyer made and executed a Real Estate Contract - Installments (hereinafter referred to as " the Contract") on the 4th day of January 2023, which Contract was recorded on the 5th day of January 2023 in the Office of the Recorder of Madison County, Iowa, in Book 2023 at Page 13;

WHEREAS, the Contract provided for Buyer to pay Sellers a total purchase price of Four Hundred Fifteen Thousand and no/100 (\$415,000.00), of which Three Hundred Eighty Thousand and no/100ths (\$380,000.00) was attributable to the following described real estate included in the sale;

Lot One (1) in Block Twenty-four (24) of the Original Town Plat of the City of Winterset, Madison County, Iowa;

WHEREAS, Sellers and Buyer desire to modify the total purchase price required to be paid by Buyer to the sum of Three Hundred Thousand and no/100 (\$300,000.00), of which Two Hundred Seventy Four Thousand Seven Hundred Ten and no/100ths (\$274,710.00) will be attributable to the real estate included in the sale as described hereinbefore;

WHEREAS, the Sellers and Buyer desire to nullify and void that Warranty Deed held in escrow pursuant to the Escrow for Deed and Abstract agreement executed on the 5th day of January 2023 and recorded on the 12th day of January 2023 in the Office of the Recorder of Madison County, Iowa, in Book 2023 at Page 46;

WHEREAS, the Sellers and Buyer desire that a new Warranty Deed with consideration in the amount of Two Hundred Seventy Four Thousand Seven Hundred Ten and no/100ths (\$274,710.00) be executed by Sellers and delivered to Buyer for recording upon fulfillment of the Contract, as modified herein, by Buyer.

IT IS THEREFORE AGREED AS FOLLOWS:

1. Paragraph three of the Contract between the parties is modified as follows:

“The total purchase price for the Property is the sum of \$300,000.00, which shall be payable by Buyer to Sellers at Sellers’ notice address, pursuant to the following terms:

- a. Payments. The Purchase Price shall be paid by Buyer to Sellers as follows:
 - I. Eighty-three thousand and no/100ths (\$83,000.00) shall be paid upon the Effective Date of the Contract. Sellers acknowledge receipt of this sum.
 - ii. The balance due of the Purchase Price of Two Hundred Seventeen and no/100 Dollars (\$217,000.00), plus interest at the rate of five percent (5%) per annum, shall be paid in equal monthly installments of \$4,203.09 on or before the 1st day of each month commencing February 1, 2023, until paid in full.”

2. All other terms of the Contract executed by the parties on the 4th day of January 2023
not modified herein shall remain in full force and effect.

David E. Trask 12/9/25
David E. Trask Date

Justin Hill 12/8/25
Justin Hill, Member Manager Date
Goodhill Company, LLC

Judith A. Trask 12-9-25
Judith A. Trask Date

STATE OF IOWA, COUNTY OF MADISON

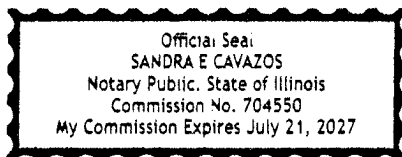
This record was acknowledged before me on December 9, 2025 by David E. Trask and
Judith A. Trask.



Carla J. Vasey
Signature of Notary Public

STATE OF ILLINOIS, COUNTY OF Whiteside

This record was acknowledged before me on December 8, 2025 by Justin Hill, as
Manager, of Goodhill Company LLC.



Sandra E. Cavares
Signature of Notary Public