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RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Preparer Information Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement : David L. Nitz
3311 Valley Ridge Ct., West Des Moines, IA 50265

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of \$115,000.00
Dollar(s) and other valuable consideration,
SHINE ENTERPRISES

a corporation organized and existing under the laws of
Iowa

does hereby Convey to
DAVID L. NITZ and DEBORAH K. NITZ, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in
Common

the following described real estate in MADISON County, Iowa:
The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-two (32), in Township Seventy-seven (77) North,
Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

SHINE ENTERPRISES
an Iowa Corporation

Dated: 4/20/04

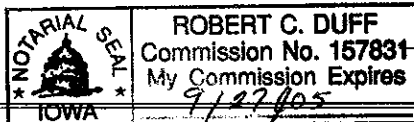
By Jeff Shahan, Partner Title

By Title

STATE OF IOWA, MADISON COUNTY, ss:
On this 20th day of April 2004 before me, the undersigned, a Notary

Public in and for said State, personally appeared Jeff Shahan
and to me personally known, who being by me
duly sworn, did say that they are the Partner

and, respectively, of said corporation;
that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation that
said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of
Directors; and that the said Jeff Shahan and
as such officers, acknowledged the execution
of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily
executed.



Robert C Duff Notary Public