

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

COMPUTER
RECORDED
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REC: 12.00
DJD: 5.00
LMS: 1.00

REAL ESTATE TRANSFER
TAX PAID 29
STAMP # 40
\$ 110.00
RECORDED
2-17-97 DATE
Madison COUNTY

FILED NO. 247
BOOK 61 PAGE 816
97 JUL 17 PM 1:55
NICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Edward M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Sixty-nine Thousand Five Hundred and no/100 (\$69,500.00) Dollar(s) and other valuable consideration,
Shine Enterprises, a partnership

do hereby Convey to
Josh Melvin and Angel Melvin

the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 374 feet West and 561 feet South of the Northeast corner of the Southwest Quarter (1/4) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 165 feet to the middle of the road, thence West 74 feet, thence North 165 feet, thence East 74 feet to the point of beginning

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

STATE OF _____
_____ COUNTY,

Dated: July 14, 1997

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said State, personally appeared

Scott Stine (Grantor)

Greg Shahan (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jeff Shahan (Grantor)

Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

STATE OF IOWA)
) SS
MADISON COUNTY)

On this 17th day of July, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Stine, Greg Shahan and Jeff Shahan, to me personally known, who being by me duly sworn, did say that these persons are the partners of Shine Enterprises, a partnership, and that this instrument was signed on behalf of the partnership by authority of the partners and the partners acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partners voluntarily executed.



Leonard M. Flandor
LEONARD M. Flandor, Notary Public in the State of Iowa

*Accountants Book
431 E Locust
DM 50309*