

## MADISON COUNTY, IOWA.

FROM John M. Childers & wife  
TO William Bass

Filed for Record this 10<sup>th</sup> day of March  
A. D. 1870, at 12 o'clock, P. M.  
By O. A. Moser Recorder,  
Madison County, Iowa.  
Deputy. #4130  
C. H. & C. P. PRINTERS, DES MOINES.

## Know all Men by these Presents:

That we John M. Childers and his wife Lucinda Childers  
of the County of Madison County, and State of Iowa in consideration of  
the sum of Twenty DOLLARS,  
in hand paid by William Bass  
of Madison County and State of Iowa do hereby SELL AND CONVEY unto the said  
William Bass  
the following described premises, situate in the County of Madison, and State of Iowa, to-wit:

One Acre in the North West corner of the West  
half of the North half of the South half of the South  
East quarter of the North West quarter of Section  
No Twenty six (26) Township Seventy six (76) Range  
Twenty seven (27), being ten (10) rods North & South  
and Sixteen rods East & West.

And we hereby covenant with the said William Bass  
that we hold said premises by good and perfect title, that we have good right and lawful authority to sell  
and convey the same; that they are free and clear of all liens and incumbrances whatsoever. And we  
covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever: and the said  
Lucinda Childers hereby relinquishes her right of Dower  
in and to the above described premises.

Signed, this 23<sup>d</sup> day of February — A. D. 1870.

IN PRESENCE OF

John M. Childers  
Lucinda Childers

STATE OF IOWA, ss.

Madison COUNTY.

On this 23<sup>d</sup> day of February A. D. 1870, before me

O. A. Moser a Notary Public

within and for said County, personally came John M. Childers  
and his wife Lucinda Childers personally to

me known to be the identical persons whose names are affixed to the above instrument  
as grantors, and acknowledged the same to be their voluntary act and deed for the  
purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my  
official seal, at Winchester Iowa on the date last above written.

O. A. Moser  
Notary Public

U. S. Rev. St. 50 cts

J. M. & L. C.

Feb. 23<sup>d</sup> 1870

"L.S."