

Deed Record, No. 78, Madison County, Iowa

Frank M. Tinch, et al

#1285

Filed for record the 12 day of March
A.D. 1942 at 11:11 o'clock A.M.

To

Fee \$.70

Pearl E. Shetterly, Recorder

Ulmont & Ethel Seams

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Frank M. Tincher, Wm. N. Tincher and Ralph Tincher, (All 3 Tinchers are Married) of the County of Madison and State of Iowa in consideration of the sum of One Dollar and other consideration DOLLARS in hand paid by Ulmont Seams and Ethel Seams of Madison County, State of Iowa do hereby Sell and Convey unto the said Ulmont

Seams/^{and Ethel Seams}the following described premises situated in the County of Madison and State of Iowa.
To-wit:

Tincher Feb 21, 1902 Book 43 Page 298

A tract of land commencing 70 rods South and 18 2/7 Rods East of the North West corner of the South West (1/4) Quarter of Section (12) twelve Running South Seventy Rods thence East (22 6/7) Twenty two and Six Sevenths Rods thence North Seventy rods thence West (22 6/7) Twenty two and Six Sevenths rods to the place of beginning, containing Ten (10) acres- or less in Section (12) Twelve Township Seventy five (75) Range Twenty Six (26) W 5th P.M. Iowa

Tincher Oct 6 1902 Book 43 Page 509

The South 5 5/7 acres of the North 10 acres, of the West 20 50/100 acres of the North West Quarter of the South West Quarter of Section (12) twelve Township (75) Seventy-five North of Range (26) Twenty-six West of the 5th P.M. Iowa containing 5 5/7 acres more or less

Tincher Dec 31st December 1897 Book 52-133

Commencing at the North West corner of the South West fourth of the South West quarter of section No. 12 in Twp Seventy five North of Range No 26 West, 5 I.M. Iowa, thence East, sixteen rods, thence South Sixty rods, thence East, to east line of said forty acres, thence south Ten rods, thence West to West line of said forty acres thence North to place of beginning containing eleven acres more or less.

Tincher January 26, 1915 Book 52 Page 85

Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section Twelve, Township Seventy-five, North, of Range Twenty six West of the 5th P.M. Iowa- thence east Sixteen rods, thence South Sixty rods, thence east two and two-sevenths rods thence North Sixty rods, thence West two and two-sevenths rods terminating Sixteen rods east of the place of beginning containing about .92 acre more or less. .92

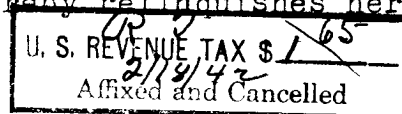
Tincher Jan 11, 1898 Book 38 Page 132

Commencing 98 14/17 rods South of the North East corner of the North West Quarter of the South West Quarter of Section No Twelve Township 75 North of Range 26 West, running thence West 38 6/7 rods, thence south 41 3/17 rods, thence East 38 6/7 rods thence North 41 3/17 rods to the place of beginning containing ten acres more or less.

And we hereby covenant with the said Ulmont Seams and Ethel Seams 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 Etta L. Tincher (wife of Frank M. Tincher) Lena L. Tincher (wife of Wm. N. Tincher) Emma C. Tincher (wife of Ralph Tincher) hereby relinquishes her right of dower in and to the above described premises.



Signed this 18th day of February A.D. 1942.

Frank M Tincher
Mrs Etta L Tincher
Wm. N Tincher

Mrs. Lena L. Tincher
Ralph Tincher
Mrs Emma C. Tincher

STATE OF IOWA, Wright County)ss.

On this 18th day of February A.D. 1942, before me, the undersigned, a Notary Public within and for Wright County, State of Iowa, personally came Frank M. Tincher, Mrs Etta L. Tincher, Wm. N. Tincher, Mrs. Lena L. Tincher, Ralph Tincher and Mrs. Emma C. Tincher.

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ACRES-BLACKMAR CO., BURLINGTON. 23057

personally to me known to be the identical persons whose names are affixed to the above instrument as grantors and acknowledged the execution of 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 seal on the date last above written.

NOTARIAL
SEAL

C. M. Oldham Notary Public
Within and for Said County.