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Date 8/13/2021 Time 10:46:47AM

Rec Amt \$17.00 Aud Amt \$10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**QUIT CLAIM DEED
Recorder's Cover Sheet**

Preparer Information: Adrian T. Knuth, Knuth Law Office, 320 W. Main St., P. O. Box 458,
Anamosa, IA 52205, Phone: (319)462-4378

Taxpayer Information: T & C Land, LLC, 26199 208th Avenue, Delhi, IA 52223

Return Document To: Adrian T. Knuth, Knuth Law Office, 320 W. Main St., P. O. Box 458,
Anamosa, Iowa 52205

Grantors: Frederick R. Thomas, Jr. and Kristine A. Coeey

Grantee: T & C Land, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



QUIT CLAIM DEED

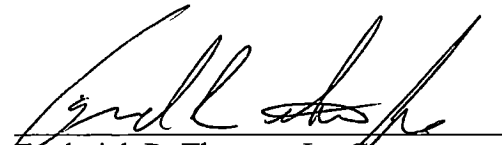
For the consideration of Ten Dollar(s) and other valuable consideration, Frederick R. Thomas, Jr., a.k.a. Frederick R. "Ross" Thomas, Jr., a married person, and Kristine A. Cooley, a.k.a. Kristine. Ann Thomas, Cooley, a single person, Convey to T & C Land, LLC, a limited liability company organized and existing under the laws of Iowa all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

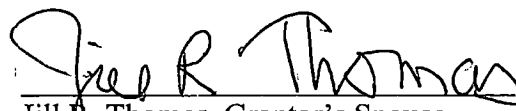
Lots 1 through 94 of Freddy's Beach Road 2nd Addition according to the subdivision plat recorded July 13, 2021 in Book 2021 at Page 2517 in the office of the Delaware County Recorder, being part of Sections 23 and 26 of Township 88 North, Range 5 West of the 5th P. M., Delaware County, Iowa.

Since the consideration paid for this deed is less than \$500.00 it is exempt from the imposition of transfer tax pursuant to Section 428A.2(21) of the Iowa Code.

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.

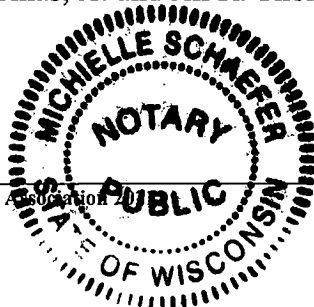
Dated: July 23, 2021.

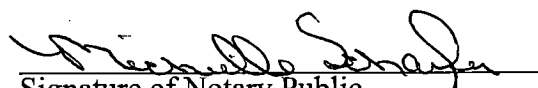

Frederick R. Thomas, Jr., Grantor


Jill R. Thomas, Grantor's Spouse

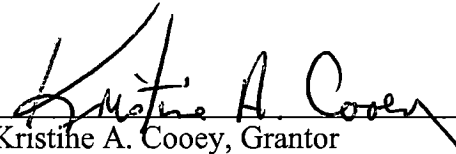
STATE OF WISCONSIN)
)
COUNTY OF ROCK) SS

This record was acknowledged before me on July 23, 2021 by Frederick R. Thomas, Jr. and Jill R. Thomas, husband and wife.



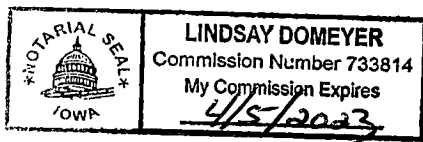

Signature of Notary Public

Exp 6-2-2023


Kristine A. Cooley, Grantor

STATE OF IOWA)
COUNTY OF Delaware) ss

This record was acknowledged before me on July 22, 2021 by
Kristine A. Cooley, a single person.




Signature of Notary Public