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Date 4/25/2022 Time 12:17:10PM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$3.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

QUIT CLAIM DEED
Recorder's Cover Sheet

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

Taxpayer Information: Nancy Woodruff-Rickard, 26088 210th Ave, Delhi, IA 52223

☒ **Return Document To:** Nancy Woodruff-Rickard, 26088 210th Ave, Delhi, IA 52223

Grantor:
T & C Land, LLC

Grantees:
Nancy Woodruff-Rickard
Tony Woodruff

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, T & C Land, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Quit Claim to Nancy Woodruff-Rickard and Tony Woodruff all its right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot 5 of Freddy's Beach Road 1st Addition comprised of Guadalcanal Avenue and part of Honolulu Avenue of Clair-View Acres in Delhi, Iowa in Sections 23 and 26, Township 88 North, Range 5 West of the 5th P.M. per the subdivision plat recorded August 7, 2009 in Book 2009 at Page 3100 in the Office of the Delaware County Recorder, subject to easements of record and the rights of the public in all public highways.

T & C Land, LLC is a member managed limited liability company. It has two members; Kristine A. Cooley and Frederick R. Thomas, Jr.

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: 4/19/22

T & C LAND, LLC

By: Kristine A. Cooley
Kristine A. Cooley, Member

By: Frederick R. Thomas, Jr.
Frederick R. Thomas, Jr., Member

STATE OF Iowa)

COUNTY OF Delaware)

SS

This record was acknowledged before me on April 22nd, 2022,
by Kristine A. Cooley, as a Member of T & C Land, LLC.

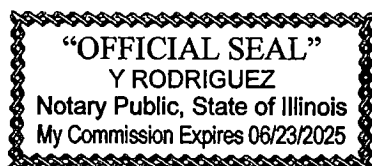


Laurie A Wiskus
Signature of Notary Public

STATE OF IL)
COUNTY OF Kane)

SS

This record was acknowledged before me on April 19 2022,
by Frederick R. Thomas, Jr., as a Member of T & C Land, LLC.



[Signature]
Signature of Notary Public