



Book 2022 Page 2004

Document 2022 2004 Type 03 002 Pages 3
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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$15.20

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: Patrick Michael Vance and Wendy Ann Vance, 20762 262nd St. Delhi,
IA 52223

④ **Return Document To:** Patrick Michael Vance and Wendy Ann Vance, 20762 262nd St. Delhi,
IA 52223

Grantor:
T & C Land, LLC

Grantees:
Patrick Michael Vance
Wendy Ann Vance

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 Patrick Michael Vance and Wendy Ann Vance, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, all its right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot 6 of Freddy's Beach Road 1st Addition compromised of Guadalcanal Avenue and part of Honolulu Avenue of Clair View Acres at Delhi, Iowa in Sections Twenty-Three (23) and Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa, according to Plat recorded in Book 2009, Page 3100.

Parcel 2022-32 part of Parcel 2021-99 in Section Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa, according to Plat recorded in Book 2022, Page 702.

Parcel RR part of Lot 14 of Freddy's Beach Road 1st Addition in Sections Twenty-Three (23) and Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa, according to Plat recorded in Book 2009, Page 4335.

Parcel 2022-31 part of Lot 17 of Freddy's Beach Road 1st Addition in Sections Twenty-Three (23) and Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa, according to Plat recorded in Book 2022, Page 701.

Subject to the rights of the public in all public highways and all easements of record.

T & C Land, LLC is a member managed limited liability company. It has two members; Kristine A. Coeey 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: 10-13-2022

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 June 13, 2021,
by Kristine A. Cooley as a Member of T & C Land, LLC.



[Signature]
Signature of Notary Public

STATE OF Iowa)
COUNTY OF Delaware)

SS

This record was acknowledged before me on June 13, 2022,
by Frederick R. Thomas, Jr as a Member of T & C Land, LLC.



[Signature]
Signature of Notary Public