



Book 2022 Page 2520

Document 2022 2520 Type 03 002 Pages 4

Date 8/23/2022 Time 2:47:18PM

Rec Amt \$32.00* Aud Amt \$10.00

Rev Transfer Tax \$7.20

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: Brian K. Montz, 20718 262nd St., Delhi, IA 52223

Return Document To: Brian K. Montz, 20718 262nd St., Delhi, IA 52223

Grantors: T&C Land, LLC

Grantees: Brian K. Montz and Katherine R. Montz

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 Brian K. Montz and Katherine R. Montz, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot 7 of Freddy's Beach Road 1st Addition comprised of Guadalcanal Avenue and part of Honolulu Avenue of Clair-View Acres at Delhi, Iowa in Sections 23 and 26, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to the Plat recorded in Book 2009 at Page 3100 in the Office of the Delaware County Recorder; and,

Lots 1, 3, 4 and 5 of Freddy's Beach Road 2nd Addition per 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.,

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

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

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 8/20/2022

T & C LAND, LLC

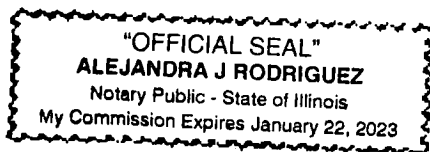
By: Kristine A. Cooley
Kristine A. Cooley, Member

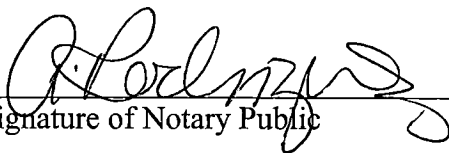
By: Frederick R. Thomas, Jr. 8/15/22
Frederick R. Thomas, Jr., Member

STATE OF ILLINOIS
COUNTY OF KANE)

SS

This record was acknowledged before me on 08-15-2022,
by Frederick R. Thomas, Jr., as a Member of T & C Land, LLC.

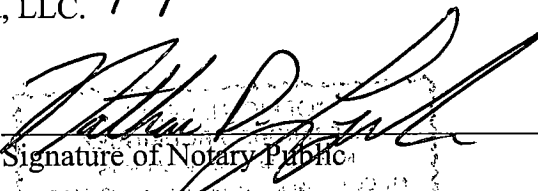



Signature of Notary Public

STATE OF Iowa)
)
COUNTY OF Delaware)

SS

This record was acknowledged before me on 8/20/22,
by Kristine A. Cooley, as a Member of T & C Land, LLC.


Signature of Notary Public

