



Book 2022 Page 2671

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Date 9/06/2022 Time 3:54:41PM  
Rec Amt \$22.00 Aud Amt \$5.00  
Rev Transfer Tax \$.80

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:** Caron Fox, 20620 261st St., Delhi, IA 52223

**X Return Document To:** Caron Fox, 20620 261st St., Delhi, IA 52223

**Grantors:** T&C Land LLC

**Grantees:** Caron Fox

**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 Caron Fox all its right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot 20 located in 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., subject to the rights of the public in all public highways and to all easements of record.

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.

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: 8/29/22

T & C LAND, LLC

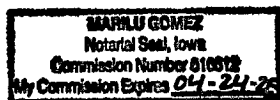
By: Kristine A. Cooley  
Kristine A. Cooley, Member

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

STATE OF Iowa )  
 )  
COUNTY OF Des Moines )

SS

This record was acknowledged before me on September 2, 2022,  
by Kristine A. Cooley, as a Member of T & C Land, LLC.

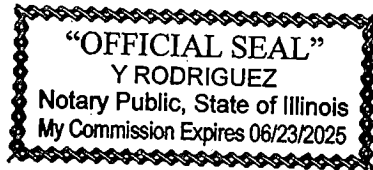


MariLU Gomez  
Signature of Notary Public

STATE OF YR Kane IL  
COUNTY OF Kane )

SS

This record was acknowledged before me on August 29 2022,  
by Frederick R. Thomas, Jr., as a Member of T & C Land, LLC.



[Signature]  
Signature of Notary Public