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Date 9/06/2022 Time 3:56:00PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$2.40

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: Kevin J. Lynn and Michele M. Pitts, 4864 Colonel Dr., Dubuque, IA
52002

X Return Document To: Kevin J. Lynn and Michele M. Pitts, 4864 Colonel Dr., Dubuque, IA
52002

Grantor:
T & C Land, LLC

Grantees:
Kevin J. Lynn
Michele M. Pitts

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 Kevin J. Lynn and Michele M. Pitts all its right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lots 10 and 11 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. Coeey 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: 8-15-2022.

T & C LAND, LLC

By:

Kristine A. Coeey
Kristine A. Coeey, Member

By:

Frederick R. Thomas, Jr.
Frederick R. Thomas, Jr., Member

8/13/22

STATE OF Iowa)

COUNTY OF Delaware)

SS

This record was acknowledged before me on August 15, 2022,
by Kristine A. Cooley, as a Member of T & C Land, LLC.



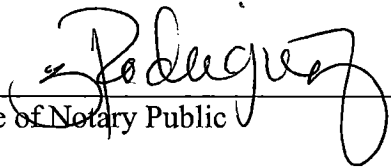
Laurie A. Wiskus
Signature of Notary Public

STATE OF Illinois)
COUNTY OF Kane)

SS

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




Signature of Notary Public