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Date 1/30/2023 Time 2:26:28PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$1.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

*(X) 2023  
Miss Lovey  
70199 208th Ave  
Behel IA*

**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:** Jason J. Behel and Austin J. Mensen, 10701 225th Ave, Anamosa, IA  
52205

**Return Document To:** Jason J. Behel and Austin J. Mensen, 10701 225th Ave, Anamosa, IA  
52205

**Grantors:**  
T & C Land, LLC

**Grantees:**  
Jason J. Behel  
Austin J. Mensen

**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, an Iowa limited liability company, conveys to Jason J. Behel and Austin J. Mensen, as tenants in common, all its right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot 31 located in Freddy's Beach Road 2nd Addition according to the subdivision plat recorded 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., Delaware County, Iowa, 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: 10/3/22

T & C LAND, LLC

By: Kristine A. Coeey  
Kristine A. Coeey, 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 6<sup>th</sup> October, 2022,  
by Kristine A. Cooley, as a Member of T & C Land, LLC.

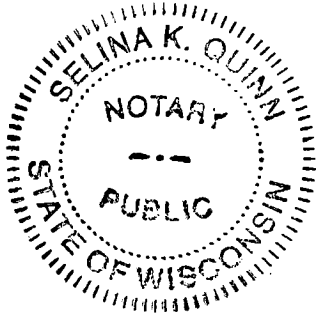


Kristin L. Huckler  
Signature of Notary Public

STATE OF Wisconsin )  
 )  
COUNTY OF Rock )

SS

This record was acknowledged before me on 3rd October, 2022,  
by Frederick R. Thomas, Jr., as a Member of T & C Land, LLC.



Selina K. Quinn  
Signature of Notary Public

exp 8-27-25