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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$3.20

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: Kevin Menge and Julie Menge, 515 1st Avenue E, Cascade, IA 52033

Return Document To: Kevin Menge and Julie Menge, ~~515 1st Avenue E, Cascade, IA 52033~~

X

20703 263rd St Delhi, IA
52223

Grantor: T & C Land, LLC

Grantees: Kevin Menge and Julie Menge

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 Menge and Julie Menge, 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 45 of 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 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. 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: October 18, 2023.

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

This record was acknowledged before me on October 18, 2023,
by Kristine A. Cooley, as a member of T & C Land, LLC.

Jennifer Vaske
Signature of Notary Public

STATE OF Iowa, COUNTY OF Delaware

This record was acknowledged before me on October 18, 2023,
by Frederick R. Thomas, Jr., as a member of T & C Land.

Jennifer Vaske
Signature of Notary Public

