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Date 10/20/2023 Time 3:50:01PM

Rec Amt \$17.00 Aud Amt \$5.00

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: Larry J. Benn and Cheryl A. Benn, 30546 Pin Oak, Dyersville, IA
52040

X **Return Document To:** Larry J. Benn and Cheryl A. Benn, 30546 Pin Oak, Dyersville, IA 52040

Grantor:
T & C Land, LLC

Grantees:
Larry J. Benn
Cheryl A. Benn

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 Larry J. Benn and Cheryl A. Benn, 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 43 in Freddy's Beach Road 1st Addition according to the subdivision plat recorded in Book 2009 at Page 3100 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.

Since the consideration paid for this deed does not exceed \$500.00, it is exempt from the imposition of transfer tax pursuant to Section 428A.2(21) of the Iowa Code.

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: October 18, 2023.

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 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

