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Date 12/21/2023 Time 10:44:09AM
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: Drew W. Montz, 62 Renee Ln, Tiffin, IA 52340

Return Document To: Drew W. Montz, 62 Renee Ln, Tiffin, IA 52340

Grantor:
T & C Land, LLC

Grantee:
Drew W. Montz

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 Drew W. Montz all its right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot 23 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 all easements of record.

Consideration paid less than \$500.00. Pursuant to Section 428A.2(21) of the Iowa Code, this deed is exempt from the imposition of transfer tax.

T & C Land, LLC is a member managed company having 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: 12/16/, 2023.

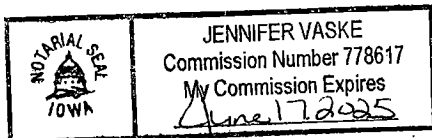
T & C LAND, LLC

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 December 20, 2023,
by Kristine A. Coeey, as a member of T & C Land, LLC.



Jennifer Vaske
Signature of Notary Public

STATE OF ILLINOIS, COUNTY OF Kane

This record was acknowledged before me on 16th December, 2023
by Frederick R. Thomas, Jr., as a member of T & C Land, LLC.

Sangeeta H. Patel
Signature of Notary Public

