



Book 2023 Page 3207

Document 2023 3207 Type 03 002 Pages 3  
Date 12/22/2023 Time 12:11:41PM  
Rec Amt \$17.00 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 R. Schmitt and Valorie A. Schmitt, 12066 Tyra Ln, Dubuque, IA  
52003

*620*  
**Return Document To:** Kevin R. Schmitt and Valorie A. Schmitt, 12066 Tyra Ln, Dubuque, IA  
52003

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

**Grantees:**  
Kevin R. Schmitt  
Valorie A. Schmitt

**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 R. Schmitt and Valorie A. Schmitt, 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 real estate in Delaware County, Iowa:

Lots 52 and 53 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 along with Parcel 2022-144, being a part of Lot 48 of Freddy's Beach Road 2nd Addition in Delaware County, Iowa per the plat of survey recorded in Book 2022 at Page 3604 in the office of the Delaware County Recorder, all being apart 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 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: Dec 16, 2023.

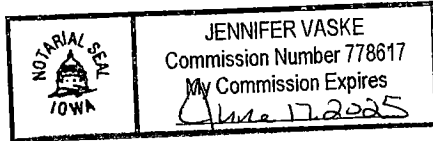
T & C LAND, LLC

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. Cooley, 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 16<sup>th</sup> December, 2023,  
by Frederick R. Thomas, Jr., as a member of T & C Land, LLC.

Sangeeta H. Patel  
Signature of Notary Public

