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Document 2023 3208 Type 03 002 Pages 3  
Date 12/22/2023 Time 12:12:56PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$4.00

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:** Steven M. Kowalske and Angela J. Kowalske, 20841 262nd St., Delhi,  
IA 52223

 **Return Document To:** Steven M. Kowalske and Angela J. Kowalske, 20841 262nd St., Delhi,  
IA 52223

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

**Grantees:**  
Steven M. Kowalske  
Angela J. Kowalske

**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 Steven M. Kowalske and Angela J. Kowalske, 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 4 of Freddy's Beach Road 1<sup>st</sup> Addition comprised of Guatala Canal Avenue and part of Honolulu Avenue of Claire View Acres at Delhi, Iowa in Sections 23 and 26, Township 88 North, Range 5 West of the 5th P.M., per the subdivision plat recorded August 7, 2009 in Book 2009 at Page 3100 in the Office of the Delaware County Recorder, subject to the rights of the public in all public highways and all easements of record.

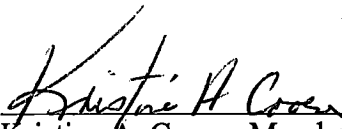
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

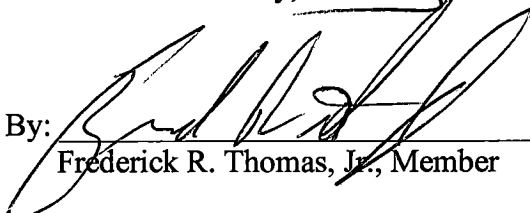
T & C Land, LLC is a member managed limited liability company. It has two members; Kristine A. Coeey and Frederick R. Thomas, Jr.

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, Member

By:   
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

