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Date 5/06/2024 Time 2:52:33PM

Rec Amt \$22.00 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: Lance L. Lange and Kathleen M. Hiler, 26027 210th Ave., Delhi, IA
52223

Return Document To: Lance L. Lange and Kathleen M. Hiler, 26027 210th Ave., Delhi, IA
52223

Grantor:
T & C Land, LLC

Grantees:
Lance L. Lange
Kathleen M. Hiler

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, Quit Claims to Lance L. Lange and Kathleen M. Hiler, as joint tenants with full rights of survivorship, and not as tenants in common, the following real estate in Delaware County, Iowa:

Parcel 2022-124 located in Freddy's Beach Road 1st Addition according to the subdivision plat recorded in Book 2022 at Page 3803 in the office of the Delaware County Recorder, being part of Sections Twenty-Three (23) and Twenty-Six (26) of Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, 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. 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: 4-19-2024, 2024.

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 Jones

This record was acknowledged before me on April 19, 2024,
by Kristine A. Cooley, as a member of T & C Land, LLC.

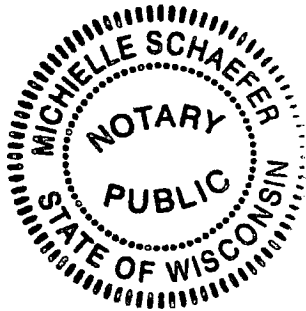


Bridget A. Maruga
Signature of Notary Public

and
STATE OF ~~IOWA~~ ^{Wisconsin}, COUNTY OF Rock

This record was acknowledged before me on April 23, 2024,
by Frederick R. Thomas, Jr., as a member of T & C Land, LLC.

Michelle Schaefer
Signature of Notary Public



exp 6/8/2027