

Recorded: 7/1/2024 at 11:50:03.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1.60  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1506

**QUIT CLAIM DEED**  
**Recorder's Cover Sheet**

**Preparer Information:**

**Taxpayer Information:** Teri Ann and Brett Allen Wessels, 2018 Timber Ridge Drive SE,  
Dyersville, Iowa 52040

**Return Document To:** Teri Ann and Brett Allen Wessels, 2018 Timber Ridge Drive SE,  
Dyersville, Iowa 52040

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

**Grantees:** Teri Ann Wessels and Brett Allen Wessels

**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 under the laws of the State of Iowa, does hereby Quit Claim to Teri Ann Wessels and Brett Allen Wessels, as wife and husband as joint tenants with full rights of survivorship and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Parcel 2024-50 part of Lot 94 of Freddy's Beach Road 2<sup>nd</sup> Addition in Sections Twenty-Three (23) and Twenty-Six (26), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, per plat recorded in Book 2024, Page 1469

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: June 28, 2024

T & C Land, LLC

By Kristine A. Cooley  
Kristine A. Cooley, Manager

STATE OF IOWA, COUNTY OF DUBUQUE

This record was acknowledged before me on June 28, 2024 by Kristine A. Cooley, Manager of T & C Land, LLC.

George A. Davis  
Signature of Notary Public

