



Book 2024 Page 1637

Document 2024 1637 Type 03 002 Pages 3
Date 7/11/2024 Time 1:03:07PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$1.60

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: Brent R. Montz and Jody L. Montz, 20718 262nd St., Delhi, IA 52223

Return Document To: Brent R. Montz and Jody L. Montz, 20718 262nd St., Delhi, IA 52223

Grantors: T & C Land, LLC

Grantees: Brent R. Montz and Jody L. 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, an Iowa limited liability company, does hereby Convey to Brent R. Montz and Jody L. Montz, 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:

Lots 69, 70 and 71 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 easements of record and the rights of the public in all public highways.

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: July 11, 2024.

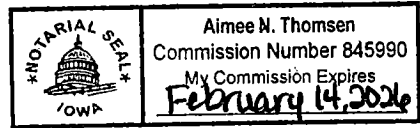
T & C LAND, LLC

By: Kristine A. Cooley
Kristine A. Cooley, Member

By: Frederick R. Thomas, Jr.
Frederick R. Thomas, Jr., Member

STATE OF Iowa)
)
COUNTY OF Delaware)

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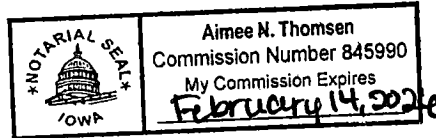


This record was acknowledged before me on July 11, 2024,
by Frederick R. Thomas, Jr., as a Member of T & C Land, LLC.

Aimee Thomsen
Signature of Notary Public

STATE OF Iowa)
)
COUNTY OF Delaware)

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This record was acknowledged before me on July 11, 2024,
by Kristine A. Cooley, as a Member of T & C Land, LLC.

Aimee Thomsen
Signature of Notary Public