



Book 2024 Page 1910

Document 2024 1910 Type 03 002 Pages 3  
Date 8/07/2024 Time 3:38:20PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$7.20

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:** Dennis Alan Rossini, 40845 W. Haley Dr., Maricopa, AZ 85138-7015

**Return Document To:** Dennis Alan Rossini, 40845 W. Haley Dr., Maricopa, AZ 85138-7015

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

**Grantee:** Dennis Alan Rossini

**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 Quit Claim to Dennis Alan Rossini, a single person, all its right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lots 58 and 32 located 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: August 7, 2024.

T & C LAND, LLC

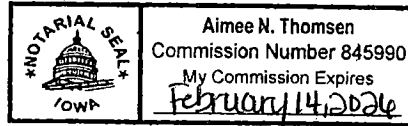
By: Kristine A. Cooley  
Kristine A. Cooley, Member

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

STATE OF IOWA

COUNTY OF DELAWARE

SS



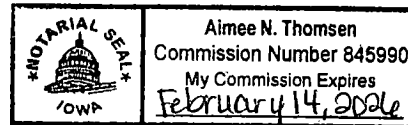
This record was acknowledged before me on August 7, 2024,  
by Kristine A. Cooley, as a Member of T & C Land, LLC.

Aimee Thomsen  
Signature of Notary Public

STATE OF IOWA

COUNTY OF DELAWARE

SS



This record was acknowledged before me on August 7, 2024,  
by Frederick R. Thomas, Jr., as a Member of T & C Land, LLC.

Aimee Thomsen  
Signature of Notary Public