



Book 2024 Page 3228

Document 2024 3228 Type 03 002 Pages 3
Date 12/27/2024 Time 1:59:13PM
Rec Amt \$17.00 Aud Amt \$10.00
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,
Tel: (319)462-4378

Taxpayer Information: Mottet Family Trust, 20653 260th St., Delhi, IA 52223

Return Document To: Mottet Family Trust, 20653 260th St., Delhi, IA 52223

Grantors: T & C Land, LLC

Grantees: Mottet Family Trust

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 JoAnn Mottet as trustee of the Mottet Family Trust, all its right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Lot 48 in Freddy's Beach Road 1st Addition according to the subdivision plat recorded in Book 2009 at Page 3100 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 the rights of the public in all public highways and all easements of record.

Lot 75 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 the rights of the public in all public highways and to 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: 11-9-2024

T & C Land, LLC

By: Kristine A. Coeey
Kristine A. Coeey, Member

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

STATE OF FLORIDA, COUNTY OF LEE

This record was acknowledged before me on 11.9.2024 by
Kristine A. Cooley, as a Member of the T & C Land, LLC.



YVETTE K. JONES
Commission # HH 389674
Expires June 27, 2027

[Signature]
Signature of Notary Public

STATE OF WISCONSIN, COUNTY OF Dock

This record was acknowledged before me on November 9, 2024 by
Frederick R. Thomas, Jr., as a Member of the T & C Land, LLC.

[Signature] Commission Expires May 2, 2027
Signature of Notary Public

