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Date 12/27/2024 Time 2:04:16PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$3.20

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: Kevin J. Lynn and Michele M. Pitts, 4864 Colonel Dr., Dubuque, IA
52002

Return Document To: Kevin J. Lynn and Michele M. Pitts, 4864 Colonel Dr., Dubuque, IA
52002

Grantors: T & C Land, LLC

Grantees: Kevin J. Lynn and Michele M. Pitts

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 Kevin J. Lynn and Michele M. Pitts all its right, title, interest, estate, claim and demand in the following described real estate in Delaware County, Iowa:

Parcel 2022-30, Part of Lot 17, located in Freddy's Beach Road 1st Addition according to the revised subdivision plat recorded in Book 2022 Page 701 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. 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: 11-9-2024.

T & C LAND, LLC

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

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

STATE OF FLORIDA, COUNTY OF LEE

This record was acknowledged before me on 11-9-2024 by Kristine
A. Cooley, as a member of T & C Land, LLC.



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

[Signature]
Signature of Notary Public

STATE OF WISCONSIN, COUNTY OF Rock

This record was acknowledged before me on 11-9-2024 by Frederick
R. Thomas, Jr., as a member of T & C Land, LLC.

[Signature] Commission Expires May 3 2027
Signature of Notary Public

