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Date 4/18/2025 Time 10:36:11AM
Rec Amt $17.00 Aud Amt $5.00
Rev Transfer Tax $4.00

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

Return to Taxpayer Information: Daniel J. McMahon and Mary R. McMahon, P.O. Box 203, Raymond, IA 50667

Grantors: T&C Land, LLC

Grantees: Daniel J. McMahon and Mary R. McMahon

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 Daniel J. McMahon and Mary R. McMahon, 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 14 and 15 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. Cooey 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: 3-26-2025.

T&C Land, LLC

By Kristine A Cooey
Kristine A. Cooey, Member

By _____ 4/4/2025
Frederick R. Thomas, Member

STATE OF FLORIDA, COUNTY OF LEE

This record was acknowledged before me on March 26 2025, by Kristine A. Cooey, Member of T&C Land, LLC.

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

Signature of Notary Public

STATE OF Wisconsin, COUNTY OF Rock

This record was acknowledged before me on 4-4-2025, by Frederick R. Thomas, Member of T&C Land, LLC.

MICHELLE SCHAEFER NOTARY PUBLIC STATE OF WISCONSIN

Exp 6/2/2027

Signature of Notary Public