

Recorded: 10/3/2024 at 11:08:58.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2480

### **Recorder's Cover Sheet**

**Document:** **Trustee Warranty Deed**

**Preparer Information:** Elizabeth L. Souer  
Shuttleworth & Ingersoll, P.L.C.  
235 6<sup>th</sup> Street SE  
P.O. Box 2107  
Cedar Rapids, IA 52406-2107  
319-365-9461

**Taxpayer Information:**  
(Send Tax Statements to:)

**Return Document To:** Elizabeth L. Souer  
Shuttleworth & Ingersoll, P.L.C.  
235 6<sup>th</sup> Street SE  
P.O. Box 2107  
Cedar Rapids, IA 52406-2107

**Grantors:** Bennett Family Trust under the Bennett Revocable Trust dtd  
6/30/2006

**Grantees:** Sara W. Bennett and Rebecca A. Dolan, Co-Trustees of the  
Survivor's Trust under the Bennett Revocable Trust dtd  
6/30/2006

**Legal Description:** See next page

**Document or instrument  
number of previously  
recorded documents:** Not Applicable

Prepared by / Return to: Elizabeth L. Souer, Shuttlesworth & Ingersoll, P.L.C., 115 Third Street S.E., Suite 500, P.O. Box 2107, Cedar Rapids, Iowa 52406-2107; Phone: (319) 365-9461.  
Address Tax Statements to: Sara W. Bennett, PO Box 456, Manchester, Iowa 52057

**TRUSTEE WARRANTY DEED**

For valuable consideration, Sara W. Bennett, Trustee of the Bennett Family Trust under the Bennett Revocable Trust dtd 6/30/2006, do hereby convey to Sara W. Bennett and Rebecca A. Dolan, Co-Trustees of the Survivor's Trust under the Bennett Revocable Trust dtd 6/30/2006, the following described real estate in Delaware County, Iowa:

**The West one-half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 27, Township 89 North, Range 5, West of the 5th P.M. except the West 250 feet of the South 350 feet thereof.**

The grantor covenants with the grantees, and successors in interest, that the grantor holds the above real estate by title in fee simple; that the grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be stated above. The grantor covenants to warrant and defend the above real estate against the lawful claims of all persons, except as may be stated above. The grantor further warrants to the grantees all of the following: that the trust pursuant to which the transfer is made is duly executed and in existence; that the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantee is effective and rightful; and that trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

This is a deed is exempt from transfer tax and from declaration of value and groundwater hazard statement requirements pursuant to Iowa Code § 428A.2(21).

Words and phrases in this deed, including the acknowledgment, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

□

Date: 9/24/24, 2024

Bennett Family Trust under the Bennett Revocable Trust dtd 6/30/2006

*Crystal Schuld*



By: *Sara W. Bennett Tr*

Sara W. Bennett, Trustee

STATE OF Arizona, Maricopa COUNTY, ss:

This instrument was acknowledged before me on this 24<sup>th</sup> day of September, 2024 by Sara W. Bennett, Trustee of the Bennett Family Trust under the Bennett Revocable Trust dtd 6/30/2006.

Notary Public in and for the State of Arizona