

Recorded: 1/7/2025 at 1:23:59.0 PM
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: 2025 PG: 78

Prepared by / Return to: Elizabeth L. Souer, Shuttleworth & Ingersoll, P.L.C., 235 6th St. S.E., P.O. Box 2107, Cedar Rapids, Iowa
52406-2107; Phone: (319) 365-9461

TRUSTEE AFFIDAVIT

RE: See Exhibit A

I, Sara W. Bennett, being first duly sworn (or affirmed) on oath, state of personal knowledge that:

1. I am a Trustee of the Bennett Family Trust under the Bennett Revocable Trust dtd 6/30/2006, to which the above-described real estate was conveyed by the Estate of Harry B. Bennett, pursuant to a court officer deed recorded September 23, 2009 in Book 2009, Page 3657, of the records of the Delaware County, Iowa Recorder and by Sara W. Bennett pursuant to a warranty deed recorded September 23, 2009 in Book 2009, Page 3658, of the records of the Delaware County.

2. I am presently a Trustee of the Bennett Family Trust under the Bennett Revocable Trust dtd 6/30/2006, and am authorized to execute and deliver a warranty deed conveying the above-described property to Sara W. Bennett and Rebecca A. Dolan, Co-Trustees of the Survivor's Trust under the Bennett Revocable Trust dtd 6/30/2006, without any limitation or qualification whatsoever, free and clear of any adverse claims.

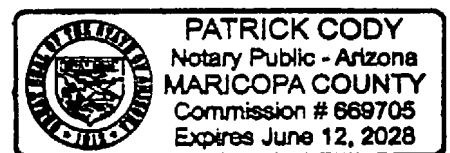
3. The Bennett Family Trust under the Bennett Revocable Trust dtd 6/30/2006, is in existence and I am authorized to transfer the interests in the real estate as described in paragraph 2.

4. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries are deceased.

By: Sara W. Bennett
Sara W. Bennett

Dated 12/18/24, 2024.

STATE OF Arizona, Maricopa COUNTY, ss:



The foregoing deed was acknowledged before me on 12/18/24, 2024, by Sara W. Bennett.

[Signature]
Notary Public

Exhibit A
Legal Description

The West one-half (W ½) of the Southeast Quarter (SE ¼) 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.

AND

The South one-half (S ½) of the Southwest Quarter (SW ¼); all that part of the West 45 acres of the North fractional one-half (N ½) of the Northwest quarter (NW ¼) that lies East of Highway 116, except the North 485 feet of the East 375 feet thereof and except the West 595 feet of the North 241 feet thereof; and that part of the Northeast quarter (NE ¼) of the Southwest quarter (SW ¼) and of the Northwest quarter (NW ¼) of the Southwest quarter (SW ¼) that lies South of and contiguous to the Fish Hatchery as conveyed by deed in Book 43, Page 187 in the Office of the Recorder in Delaware County, Iowa created by extending the East and West line of said Fish Hatchery South to the South line approximately 4.2 acres and subject to easements and restrictions of record; all in Section 2, Township 88 North, Range 5, West of the 5th P.M.

AND

The West one-half (W ½) of the Northeast fractional quarter (NE ¼), and the East one-half (E ½) of the Northeast quarter (NE ¼) of the Northwest fractional quarter (NW ¼), and the Southeast quarter (SE ¼) of the Northwest fractional quarter (NW ¼) (except the U.S. Government Fish Hatchery grounds as described in the deed in Book 43 on page 187 in the office of the Recorder, Delaware County, Iowa), and that part of the Northeast quarter (NE ¼) of the Southwest quarter (SW ¼) lying East of said U.S. Government Fish Hatchery Grounds and East of the East line of said Fish Hatchery grounds extended to the South line of said Northeast quarter (NE ¼) of the Southwest quarter (SW ¼) and that part of the Southwest quarter (SW ¼) of the Northwest fractional quarter (NW ¼) and of the Northwest quarter (NW ¼) of the Southwest quarter (SW ¼) lying East of the following line:

Commencing at the Northwest corner of Section 2, Township 88 North, Range 5, and running thence South 89 degrees 14 minutes East a distance of 462 feet, thence North 89 degrees 34 minutes East a distance of 6 feet, thence South 0 degrees 45 minutes East a distance of 254.8 feet, thence South 35 degrees 38 minutes East a distance of 504.1 feet, thence South 31 degrees 32 ¼ minutes East a distance of 391.8 feet, thence South 88 degrees 0 minutes East a distance of 57.3 feet to the North line of the Southwest quarter (SW ¼) of the Northwest fractional quarter (NW ¼) which is the point of beginning, and from said point of beginning running thence Southeasterly 443.8 feet along a 2792.6 foot radius curve concave Southwesterly and tangent at the point of beginning to a line which bears South 26 degrees 51.9 minutes East, thence Southerly 766 feet along a 1005 foot radius curve concave Westerly, thence South 25 degrees 55 minutes West a distance of 100.3 feet, thence Southerly 452.7 feet along a 332 foot radius curve concave Easterly to a point on the West side of said Fish Hatchery ground and on the North side of the road running into said Fish hatchery grounds, except that part heretofore deeded to the U.S. Government for said Fish Hatchery grounds; all in Section 2, Township 88 North, Range 5; containing 156 acres, more or less.

AND

The East one-half (E ½) of the Southwest quarter (SW ¼), (except a certain triangular tract consisting of five acres, more or less, lying West and South of the Bailey's Ford Highway, the same being a portion of the Southeast quarter (SE ¼) of the Southwest quarter (SW ¼)); and the South half (S ½) of the Southeast quarter (SE ¼) of Section Three (3), all in Township 88 North, Range 5, West of the 5th P.M., subject to easements and restrictions of record, except Lot 1 in Holtz – Bennett Subdivision, a part of the Southeast quarter of the Southwest quarter and recorded February 7, 2017 in Book 2017, Page 403, and except that part of the Southeast Quarter of the Southwest quarter of Section Three (3), Township Eighty-eight (88) North, Range Five (5), West of the 5th P.M., Delaware County, Iowa, more particularly described as commencing at the Northwest corner of the SE ¼ -SW ¼ of Section 3, T88N, R5W of the 5th P.M.; thence S 00° 00' 00" E 389.37 feet along the Westerly line of said SE ¼ - SW ¼ to the point beginning; thence S 00° 00' 00" E 167.76 feet along the Westerly line of said SE ¼ - SW ¼; thence S 39° 39' 00" E 176.96 feet along the centerline of the Bailey's Ford County Highway; thence N 56° 18' 07" E 245.67 feet; thence N 19° 43' 37" W 160.63 feet; thence N 86° 24' 30" W 263.61 feet to the point of beginning. Said described parcel containing 1.55 acres (0.30 acres in roadway easements,

therefore, net area of 1.25 acres). The Westerly line of the SE ¼ - SW ¼ of Section 3, T99N, R5W is assumed to bear S 00° 00' 00" E.