

Recorded: 1/7/2025 at 1:24:17.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 79

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

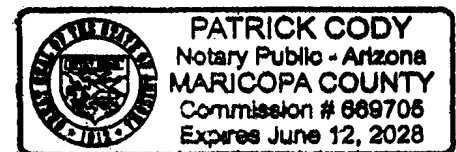
**TRANSFeree AFFIDAVIT**

RE: **See attached Exhibit A**

STATE OF Iowa, Delaware COUNTY, ss:

We, Sara W. Bennett and Rebecca A. Dolan, being first duly sworn (or affirmed) on oath, depose and state that we are the transferees of the above-described real estate. We have relied upon the Trustee Affidavit of Sara W. Bennett, Trustee of the Bennett Family Trust under the Bennett Revocable Trust dtd 6/30/2006, dated December 18, 2024. We have no notice or knowledge of any adverse claims arising out of the execution and recording of the Quit Claim deed from Sara W. Bennett, Trustee of the Bennett Family Trust under the Bennett Revocable Trust dtd 6/30/2006, to Sara W. Bennett and Rebecca A. Dolan, Co-Trustees of the Survivor's Trust under the Bennett Revocable Trust dtd 6/30/2006, dated December 18, 2024. This Affidavit is given to establish reliance on the above Trustee Affidavit for all purposes contemplated under Iowa Code section 614.14.

By: Sara W. Bennett Dated 12/18/24, 2024.  
Sara W. Bennett



STATE OF Arizona, Maricopa COUNTY, ss:  
The foregoing was acknowledged before me on 12/18/24, 2024, by Sara W. Bennett.

By: Rebecca A. Dolan Notary Public  
Rebecca A. Dolan

STATE OF Iowa, Delaware COUNTY, ss:  
The foregoing was acknowledged before me on 12-12, 2024, by Rebecca A. Dolan.



Daneen Schindler  
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 ½ 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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.