

Recorded: 1/7/2025 at 1:24:34.0 PM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 80

Recorder's Cover Sheet

Document:	Trustee Warranty Deed
Preparer Information:	Elizabeth L. Souer Shuttleworth & Ingersoll, P.L.C. 235 6 th Street SE P.O. Box 2107 Cedar Rapids, IA 52406-2107 319-365-9461
Taxpayer Information: (Send Tax Statements to:)	Sara W. Bennett P.O. Box 456 Manchester, IA 52057
Return Document To:	Elizabeth L. Souer Shuttleworth & Ingersoll, P.L.C. 235 6 th 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 Exhibit A
Document or instrument number of previously recorded documents:	Not Applicable

Prepared by / Return to: Elizabeth L. Souer, Shuttleworth & 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:

See Exhibit A

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: 12/18/24, 2024

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

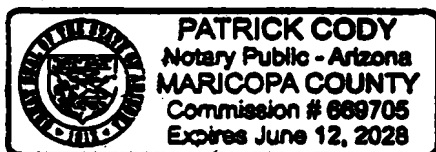
By:

Sara W. Bennett

Sara W. Bennett, Trustee

STATE OF Arizona, Maricopa COUNTY, ss:

This instrument was acknowledged before me on this 18 day of December,
2024 by Sara W. Bennett, Trustee of the Bennett Family Trust under the Bennett Revocable Trust dtd
6/30/2006.



[Signature]
Notary Public in and for the State of AZ

□

Exhibit A
Legal Description

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 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.

Including Auditor's Parcel Nos:

235020000100, 235020000110, 235020000300, 235020000310, 235020000320, 235020001200,
240030001020, 240030001030, 240030001040, 240100004100, 255020001400, 255020002000,
~~255020002010, 255110000100, 255110000200, 255110000210.~~