

Recorded: 1/23/2025 at 2:21:48.0 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: 228

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: 1-8, 2025 Bennett Family Trust under the Bennett Revocable Trust dtd 6/30/2006

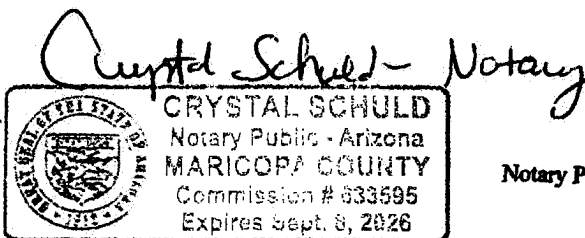
By:

Sara W. Bennett

Sara W. Bennett, Trustee

STATE OF Arizona, Maricopa COUNTY, ss:

This instrument was acknowledged before me on this 8th day of January, 2025 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

□

Exhibit A
Legal Description

The West one-half ($W \frac{1}{2}$) of the Southeast quarter ($SE \frac{1}{4}$) and the West five (5) acres of the Southeast quarter ($SE \frac{1}{4}$) of Section 2, Township 88 North, Range 5, West of the 5th P.M.

AND

The North one-half ($N \frac{1}{2}$) of the Northwest Quarter ($NW \frac{1}{4}$) and the Southwest Quarter ($SW \frac{1}{4}$) of the Northwest Quarter ($NW \frac{1}{4}$) of Section Eleven (11), Township Eighty-eight (88) North, Range Five (5), West of the Fifth P.M. (which said legal description includes Parcel A and Parcel B according to plat recorded in Book 7, Plats, Page 87); and that part of Section Ten (10), Township Eighty-eight (88) North, Range Five (5), West of the Fifth P.M. described as follows: that tract described as commencing at Northeast corner of the Northeast Quarter ($NE \frac{1}{4}$) of Section Ten (10), running thence South 15 chains, thence West 6 chains and 20 links thence in a Northeasterly direction 15 chains and Thirty-four (34) links, to North line of said quarter section to a point 3 chains West of the Northeast corner of said quarter section, thence East 3 chains to place of beginning.

Including Auditor's Parcel Nos:

255020002010, 255110000100, 255110000200, 255110000210, and 240100004100