

Recorded: 1/23/2025 at 2:22:05.0 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: 229

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

### 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 did 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 did 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 did 6/30/2006, without any limitation or qualification whatsoever, free and clear of any adverse claims.

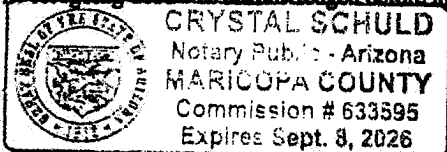
3. The Bennett Family Trust under the Bennett Revocable Trust did 6/30/2006, is in existence and I am authorized to transfer the interests in the real estate as described in paragraph 2.

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

By: Sara W. Bennett Dated 1-8, 2025.  
Sara W. Bennett

STATE OF Arizona, Maricopa COUNTY, ss:

The foregoing deed was acknowledged before me on Jan 8<sup>th</sup>, 2025, by Sara W. Bennett.



Cystal Schuld  
Notary Public

**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.