

Recorded: 9/18/2026 at 11:32:53.0 AM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$2,295.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2740

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Iowa Natural Heritage Foundation, 505 5th Ave, Ste 444, Des Moines, Iowa 50309

Return Document To: Iowa Natural Heritage Foundation, Attn: Ross Baxter, 505 5th Ave, Ste 444, Des Moines, Iowa 50309

Grantors: Rebecca A. Dolan as trustee of Survivor's Trust under the Bennett Revocable Trust dated 6/30/2006

Grantees: Iowa Natural Heritage Foundation

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Rebecca A. Dolan, Trustee of Survivor's Trust under the Bennett Revocable Trust dated 6/30/2006, does hereby Convey to Iowa Natural Heritage Foundation, a nonprofit corporation organized and existing under the laws of Iowa, the following described real estate in Delaware County, Iowa:

The Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Fractional Quarter (NW fr $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest fractional Quarter (NWfr $\frac{1}{4}$), except the United States Government Fish Hatchery grounds as conveyed by Warranty Deed in Book 43, Page 187, and that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying East of the United States 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 $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); and all that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Fractional Quarter (NWfr $\frac{1}{4}$) and of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying East of a line drawn through said two forty (40) acre tracts described as follows: Commencing at the Northwest corner of Section Two (2), thence South 89° 14' East a distance of four hundred sixty two (462.0) feet, thence North 89° 34' East a distance of six (6.0) feet, thence South 0° 45' East a distance of two hundred fifty four and eight-tenths (254.8) feet, thence South 35° 38' East a distance of five hundred four and one-tenth (504.1) feet, thence South 31° 32 $\frac{1}{4}$ ' East a distance of three hundred ninety one and eight-tenths (391.8) feet, thence South 88° 00' East a distance of fifty seven and three-tenths (57.3) feet to the point of beginning, which is a point on the North line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Two (2), and from said point of beginning running thence Southeasterly four hundred forty three and eight-tenths (443 .8) feet along a two thousand seven hundred ninety two and six-tenths (2792.6) foot radius curve concave Southwesterly and tangent at the point of beginning to a line which bears South 26° 51.9' East, thence Southerly seven hundred sixty six (766.0) feet along a one thousand five (1005.0) foot radius curve concave Westerly, thence South 25° 55' West a distance of one hundred and three-tenths (100.3) feet, thence Southerly four hundred fifty two and seven-tenths (452.7) feet along a three hundred thirty two (332.0) foot radius curve concave Easterly to a point which is a point on the West side of the Fish Hatchery and on the North side of the road running into said Fish Hatchery, also that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Two (2) that lies South of and contiguous to said Fish Hatchery grounds created by extending the East and West line of said Fish Hatchery South to the South line of the North one-half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Two (2), all in Section Two (2), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., and also except that part heretofore deeded to the United States Government for fish hatchery grounds by Warranty Deed in Book 43, Page 187, and also except the North four hundred eighty five (485) feet of the East three hundred seventy (370) feet of the West one-half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest

fractional Quarter (NW $\frac{1}{4}$) of said Section Two (2), and except Parcel 2026-69 Part Of The E $\frac{1}{2}$ Of The NE $\frac{1}{4}$ - Fr. NW $\frac{1}{4}$ Of Section 2, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 2388; also Parcel 2022-98, Part Of The NW $\frac{1}{4}$ - Fr. NW $\frac{1}{4}$ Sec. 2, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 2460, from the 27th day of January, 1977, at 8:00 o'clock A.M., as to that part included in Warranty Deed recorded in Book 101, L.D., Page 331.

AND

The South one-half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Two (2), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 2252; also the East one-half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Three (3), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 2249; also that part of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Ten (10), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M. described as commencing at Northeast corner of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Ten (10), running thence South fifteen (15) chains, thence West six (6) chains and twenty (20) links, thence in a Northeasterly direction fifteen (15) chains and thirty four (34) links to the North line of said quarter section at a point three (3) chains West of the Northeast corner of said quarter section, thence East three (3) chains to the place of beginning, according to plat recorded in Book 2026, Page 2251; also Parcel 2026-70 Part Of The $SW\frac{1}{4}$ - $SE\frac{1}{4}$ Of Section 2, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 2387.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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 above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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 to the knowledge of the grantor 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 grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: Sept. 17, 2026.

Survivor's Trust under the Bennett Revocable
Trust dated 6/30/2006

By Rebecca A. Dolan
Rebecca A. Dolan, as Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on Sept 17, 2026,
by Rebecca A. Dolan, Trustee of the above-entitled trust.

TNO
Signature of Notary Public

