

Recorded: 9/18/2026 at 11:33:10.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 2741

**PURCHASER'S AFFIDAVIT**  
**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:**



## PURCHASER'S AFFIDAVIT

(For use with property purchased from an inter vivos trust)

RE: 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 fr $\frac{1}{4}$ ) of said Section Two (2), and except Parcel 2026-69 Part Of The E 1/2 Of The NE 1/4 - Fr. NW 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 1/4 - Fr. NW 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 (S½) of the Southwest Quarter (SW¼) 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 (E½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) 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 (NE¼) of the Northeast Quarter (NE¼) 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 (NE¼) 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 1/4- SE 1/4 Of Section 2, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 2387.

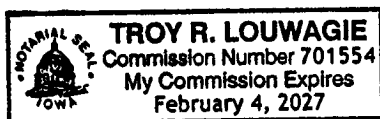
STATE OF IOWA, DELAWARE COUNTY, ss:

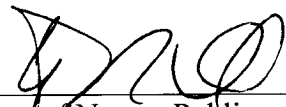
I, Ross Baxter, Senior Land Protection Director & Counsel of Iowa Natural Heritage Foundation, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated September 17, 2026, from Rebecca A. Dolan, trustee of the Survivor's Trust under the Bennett Revocable Trust dated 6/30/2006. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated Sept 17, 2026.

  
By: Ross Baxter, Senior Land Protection Director &  
Counsel of Iowa Natural Heritage Foundation, Affiant

Signed and sworn to (or affirmed) before me on September 17, 2026, by Ross Baxter, Senior Land Protection Director & Counsel of Iowa Natural Heritage Foundation.



  
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Signature of Notary Public