Recorded: 10/14/2026 at 3:03:28.0 PM
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: 3033

INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet

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

Taxpayer Information: Rebecca A. Dolan, PO Box 250, Manchester, Iowa 52057

Return Document To: Rebecca A. Dolan, PO Box 250, Manchester, Iowa 52057

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

Grantees: Rebecca A. Dolan and Sara W. Bennett as co-trustees of Survivor's Trust under the Bennett Revocable Trust dated 6/30/2006

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The East one-half (E½) of the Southwest Quarter (SW¼), (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 (SE¼) of the Southwest Quarter (SW¼); and the South Half (S½) of the Southeast Quarter (SE¼) 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 that part of the Southeast Quarter of the Southwest Quarter (SE¼-SW¼) of Section Three (3), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, more particularly described as commencing at the Northwest corner of the SE¼-SW¼ 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 SE¼ - SW¼ to the point of beginning; thence S 00° 00' 00" E 167.76 feet along the Westerly line of said SE¼ - SW¼; 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 SE¼ - Sw¼ of Section 3, T88N, R5W is assumed to bear S 00° 00' 00 E.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Rebecca A. Dolan, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1 Sara W. Bennett was the trustee under the Bennett Family Trust under the Bennett Revocable Trust dated June 30, 2006, to which the above-described real estate was conveyed to the trustee by Harry B. Bennett a/k/a H.B. Bennett, pursuant to an instrument recorded September 23, 2009, in the office of the Delaware County Recorder in Book 2009, Page 3657.

2 Sara W. Bennet was the presently existing trustee under the Trust and she was authorized to transfer and convey the above-described real estate without any limitation or qualification whatsoever.

3 At the time of the conveyance the Trust was in existence and Sara W. Bennett, as trustee, was authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

4 The grantor of the trust is not alive.

5 Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.

6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.

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

Rebecca A. Dolan, Affiant

Signed and sworn to (or affirmed) before me on Oct. 14, 2026, by Rebecca A. Dolan.

Signature of Notary Public

