Recorded: 10/14/2026 at 3:04:02.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $126.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 3035

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: Steven A. Holtz and Penny L. Holtz, 2294 Jefferson Rd, Manchester, Iowa 52057

Return Document To: Steven A. Holtz and Penny L. Holtz, 2294 Jefferson Rd, Manchester, Iowa 52057

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

Grantees: Steven A. Holtz and Penny L. Holtz

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 Steven A. Holtz and Penny L. Holtz, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Two (2) of Bennett Family Second Subdivision A Subdivision of Part of the SE¼-SW¼ and Part of the SW¼-SE¼ Section 3, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 2406

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: Oct. 14, 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 Oct. 14, 2026, by Rebecca A. Dolan, Trustee of the above-entitled trust.

TROY R. LOUWAGIE
Commission Number 701554
My Commission Expires
February 4, 2027

Signature of Notary Public

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