Book 2016 Page 1181

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Rec Amt $.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name Marilyn Comley a/k/a Marilyn A. Comley

Address 1342 310th Street, Ryan, Iowa 52230

Number and Street or RR | City, Town or P.O. | State | Zip

TRANSFEREE:

Name Patrick & DeeAnn McDonald

Address 1345 310th Street, Ryan, Iowa 52230

Number and Street or RR | City, Town or P.O. | State | Zip

Address of Property Transferred:
1342 310th Street, Ryan, Iowa 52230

Number and Street or RR | City, Town or P.O. | State | Zip

Legal Description of Property: (Attach if necessary) Parcels 'B' & 'C' of the North 330 feet of the East 660 feet of the NE 1/4 of the NW 1/4 of Section 22, T87N, R6W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 1505

1. **Wells (check one)**
   - ___ There are no known wells situated on this property.
   - X There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.
2. **Solid Waste Disposal (check one)**
   - X There is no known solid waste disposal site on this property.
   - ___ There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.
3. **Hazardous Wastes (check one)**
   - X There is no known hazardous waste on this property.
   - ___ There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.
4. **Underground Storage Tanks (check one)**
   - X There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
   - ___ There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. **Private Burial Site (check one)**
   - X There are no known private burial sites on this property.
   - ___ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

6. **Private Sewage Disposal System (check one)**
   - ___ All buildings on this property are served by a public or semi-public sewage disposal system.
   - ___ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
   - ___ There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
   - ___ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
   - ___ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
   - X There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
   - ___ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: _____.
   - ___ The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

Mobile home Septic

Information required by statements checked above should be provided here or on separate sheets attached hereto:

location of well: NE of house 75 ft away

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: Marilyn Comley (Transferor or Agent) Telephone No.: (319) 721-7995

5. **Private Burial Site (check one)**
   - X There are no known private burial sites on this property.
   - ___ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

6. **Private Sewage Disposal System (check one)**
   - ___ All buildings on this property are served by a public or semi-public sewage disposal system.
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   - ___ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: _____.
   - ___ The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

House Septic

Information required by statements checked above should be provided here or on separate sheets attached hereto:

_____

_____

_____

_____

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: Marilyn Comley (Transferor or Agent) Telephone No.: (319) 721-7995

FILE WITH RECORDER **DNR form 542-0960 (July 18, 2012)**

IOWA DEPARTMENT of NATURAL RESOURCES
TIME of TRANSFER INSPECTION WAIVER
For BUILDING DEMOLITION
542-0063

The Delaware County Board of Health and the buyer of the property referenced below enter into the following agreement:

It is understood that Iowa Code 455B.172(11) requires an inspection of the private sewage disposal system on all properties not specifically exempted in Iowa at the time of transfer.

The property located at PO Box 1342 - 310th St. Ryan, Iowa is subject to t his inspection and the ~~buyer~~ seller, Marilyn Comley, shall not occupy the dwelling located on this property and shall demolish said dwelling by the 1st day of July, 20 16

It is hereby agreed that the time of transfer inspection and upgrading of the private sewage disposal system serving this property will not be required as long as the dwelling is not occupied and is removed by the 1st day of July, 20 16.

Dated the 29th day of April, 20 16.

Marilyn Comley
seller ~~BUYER~~

Dennis Lyons
COUNTY BOARD OF HEALTH or
AUTHORIZED REPRESENTATIVE

This instrument was acknowledged before me on April 29, 20 16

by Dennis Lyons & Marilyn Comley

Julia L. Hackbarth
Notary Public

JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2017

Pulling down out mobile home

Time of Transfer Inspection Report

Property information

Current owner_ **Marilyn Comley**_____
Buyer _____ **Pat McDonald**_____ Realtor _____**NONE** _____
Mailing address _____

Site Address/County _ **1342 310th st. Ryan, IA** **--Delaware County** ___
Legal Description _____
No. of bedrooms _**3**___ Last occupied? _ **Now** __ Records available _**No** _____
Permit/installation date _ __ Separation distances ok/ no? ____**OK**_____

Septic system information

Septic tank(s): size _**1100**_____ material __**Concrete**_ condition __**Fair**__
Tank pumped? _**Yes**_ date _**4-14-16** licensed pumper _**Groth Services LLC**____
Septic/trash/processing tank: size ____ material ____ condition _____
Tank pumped? _____ date _____ licensed pumper ____
Maintenance contract? _____ expiration date _____ service provider _____

Pump tanks/vaults: type ___ size ___ condition _____

Distribution system: distribution box _**Plastic**_ outlets used _**3**_ condition __**Good**_
Header pipe(s) ___**YES**____ # of lines _**3**____ Pressure dosed? _**NO**___
Secondary treatment:
Length of absorption fields _**3 x 80'**___ determined by _ **Probe**____
condition of fields __**Good**_____ determined by _____**Hydraulic load test**
type of trench material ___**4" pipe and rock** _____

Size of sand filter___ _____Determined by_____
Vent pipes above grade?_____Discharge pipe located?_____
Effluent sample taken?_____

Media filters: type _____
Maintenance contract? _____ expiration date _____ service provider _____

NPDES General Permit No. 4: required? __**NO**____ permitted? _____ NOI provided _____

Time of Transfer Inspection Report

Other components:
Alarms __**NO**_____ Working? _____ disinfection _____ working? _____

Control box _____ Timers_____ inspection ports _____

Other components _____

Overall condition of the private sewage disposal system

Report system status _____**Has required components**

Explain (attach additional pages as needed) ___**See Attached Narrative Report**____

_____

Comments: _____

Signature of Certified inspector: _____ Date: 5-9-16

Name (print): ___Corey Groth_____ Certificate #: __**8810**_____
Address: _____1690 165th Street Manchester, IA 52057_____
Phone # ___563-927-5823_____

A copy of this report, the narrative report and sketch has been sent to the following by us:
YES- Seller/agent
NO- Buyer
YES- County sanitarian/environmental health office
YES- Iowa DNR in Des Moines

GROTH SERVICES LLC

NARRENTIVE INSPECTION REPORT
Marilyn Comley Property

This is a certified inspection for a three bedroom home with an on-site septic system. There is a full basement with most waste water draining via gravity to a septic tank. The only exception is there is a basement shower that will need to be removed, it drains into the basement floor drain that is to deep to be connection to the septic. The toilet sewer line exits the basement wall towards the west back yard and drains to a 1100 gallon concrete tank. There is a single concrete riser to access both compartments but there is no effluent filter on the outlet in the septic tank. It again is gravity to the rock absorption field thus completing the secondary treatment. It to appears to be functioning correctly without any signs of high water.

CONDITION:

The primary treatment is a concrete septic tank which was pumped with 1" scum layer, and 95% heavy sludge. The tank is suggested to be cleaned much more frequently, I would suggest in 3 years. Inlet and outlet baffles are concrete, and septic tank appears to be in fair condition. The septic tank liquid level was at the normal level, without any signs of high water or surge.

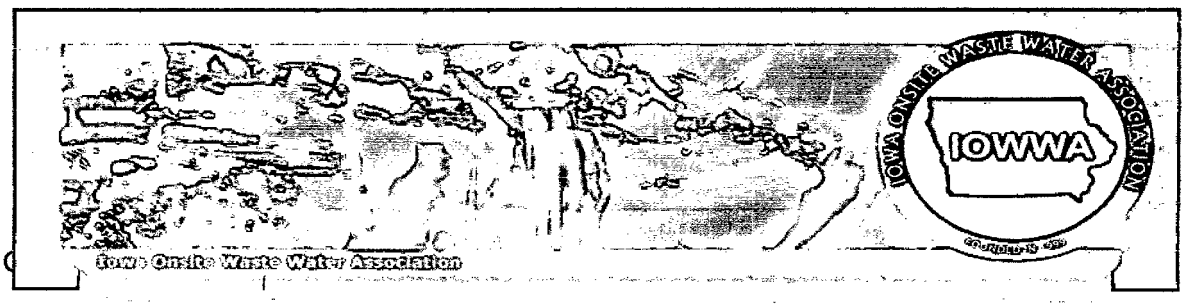
The secondary treatment is a rock and pipe soil absorption system with three lines total, 80' long each. The plastic distribution box has a cracked lid, and I did not replace it. A hydraulic load test was calculated for 250 gallons for this home, and completed with a garden hose from the out side facet at 6.7 GPM for a time period of 41 minutes.

Also on this parcel is a mobile home that the owner is removing. It has its own separate septic system, so I pumped 900 gallons from the concrete tank. Per the home owner and buyer intentions, I did not do a separate inspection on this septic system. They will take the tank lid off and fill in to discontinue. They will need to sign an agreement with Delaware County stating they are bull dozing this.

This inspection was completed at *1342 310th st. Ryan, IA*
on 04-14-2016 and is valid for two years from this date.

Company Disclaimer

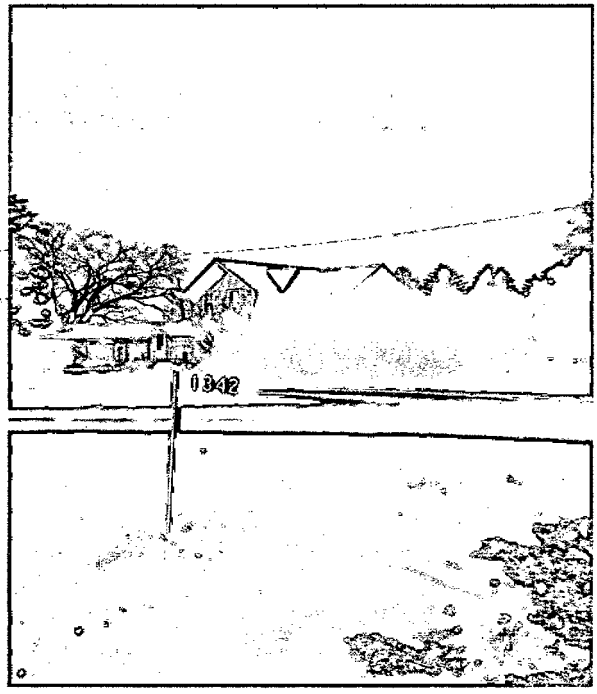
Based on what we were able to observe and our experience with on-site waste-water technology, we submit this sanitary sewage disposal system inspection report based on the present condition of the on-site sewage disposal system. Groth Services LLC has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which effect the proper operation of a septic system as well as the inability of our Company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our Company that the system will function properly for any particular buyer. Groth Services LLC DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the septic system or this report. We are also not ascertaining the impact the system is having on the ground water.



I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct. This Narrative report may not be copied without written approval from Groth Services LLC.

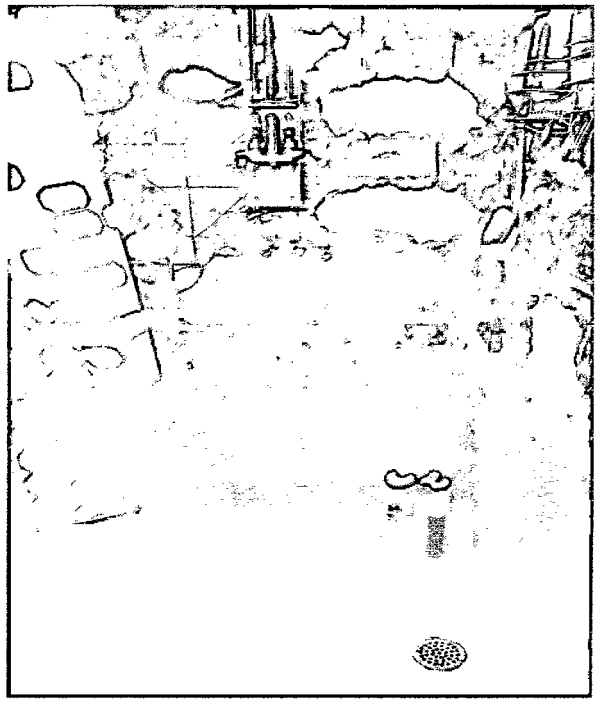
Certified by Corey J Groth # 8810

_____ **DATE** 5-9-16









Groth Services LLC

Manchester, IA 52057
563-927-5823
1690 165th St.

DATE	INVOICE #
4/14/2016	65732

BILL TO

Comley, Marilyn
1342 310th St.
Ryan, Ia. 52330

COPY

P.O. NUMBER	TERMS	SERVICEMAN	Next Pumping Due	COUNTY
	Due on receipt	CG		Delaware

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Service Call	1	Service Call- Pumper Truck	0.00	0.00
Pumpings - Reside...	1	Residential Septic Tank Pumping- House	195.00	195.00
Pumpings - Reside...	1	Residential Septic Tank Pumping- Mobile Home	195.00	195.00
Customer Disc		Customer Discount- 2nd tank pumping, same load	-20.00%	-39.00
Disposal	1	Disposal Charge- 2000 gals.	200.00	200.00
Corey	1.25	Hand Labor- Corey- Hydraulic Testing & Remove lid off of Mobile Home Septic Tank	65.00	81.25T
Inspection	1	Time of Transfer Septic System Inspection	125.00	125.00T
		Customer had dug up to top of Septic Tanks & Distribution Box. House Septic Tank- Concrete Dual Compartment Septic Tank approx. 1100 gals. was 95% HEAVY sludge with a 1" scum layer on top. Septic Tank has a single Concrete Riser to access both compartments. Inlet and Outlet Baffles are concrete in good condition. Septic Tank has no Effluent Filter. Did Hydraulic Load test form Distribution Box for a 3 Bedroom Home. Distribution Box lid has a cracked lid which we did not replace. Inspected plumbing in home for Time of Transfer Inspection. Most waste water drains via gravity to septic tank. The only exemption is there is a basement shower that will need to be removed, that drains into the basement floor drain that is too deep to be connected to septic tank line. Also pumped a separate Septic Tank for an existing Mobile Home that is being removed. Septic Tank is a Concrete Septic Tank approx. 900 gals.		

Septic Tanks need to be pumped every 2-3 years, on the average. Thank you for your business.

Total

Finance Charge of 1.75% per month will be charged on all accounts after 30 days with a miniumum charge of $1.00.

Groth Services LLC

Manchester, IA 52057
563-927-5823
1690 165th St.

DATE	INVOICE #
4/14/2016	65732

BILL TO

Comley, Marilyn
1342 310th St.
Ryan, Ia. 52330

COPY

P.O. NUMBER	TERMS	SERVICEMAN	Next Pumping Due	COUNTY
	Due on receipt	CG		Delaware

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		Per the home owner and buyer intentions, we did not do a separate Time of Transfer inspection on Moblie Home Septic System. They will take the tank lid off and fill in to discontinue system. They will need to sign an agreement with Delaware County stating they are bull dozing system in. Did Time of Transfer Inspection paperwork and report. Distributed copies to Delaware County Sanitarian, DNR and Customers Lawyer. Suggest pumping Septic Tank every 3 years.		
		State and Local Option Tax	7.00%	14.44

Septic Tanks need to be pumped every 2-3 years, on the average. Thank you for your business.

Total $771.69

Finance Charge of 1.75% per month will be charged on all accounts after 30 days with a miniumum charge of $1.00.

GROTH SERVICES

TIME OF TRANSFER INSPECTION MAP

DATE 4-14-16 **SELLER** MARILYN COMLEY **BUYER** PAT MCDONALD

ADDRESS 1342 310th St. **CITY** RYAN

A to B = 7'
B to C = 17'
A to D = 47'
C to D = 33'

