Adobe Signature Verification: Explanation Needed

Book 2026 Page 3127
Document 2026 GWH – 3127 Type 53 001 Pages 13
Date 10/23/2026 Time 10:37:22AM
Rec Amt $.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED IN FULL BY TRANSFEROR

If the transaction is exempt from filing a declaration of value pursuant to Iowa Code 428A.1(2), **STOP HERE**. Pursuant to Iowa Code section 558.69(1), when no declaration of value is submitted during a transaction, you are not required to submit a groundwater hazard statement or include the statutory language in Iowa Code section 558.69(8A). Please consult your realtor or legal counsel for further advice, including on whether a declaration of value is required. The Department provides this information for statutory reference only.

Instructions for this document can be found at:
https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960%20Instructions.pdf

Attachment 1, if required, can be found at: https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960a.pdf

TRANSFEROR:

Name: Windmill Hill Weddings & Events LLC

Address: 101 South Street (Number and Street or RR) | Delhi (City, Town or PO) | IA (State) | 52223 (Zip)

TRANSFEREE:

Name: Hovey Rentals, LLC

Address: 2247 185th Avenue (Number and Street or RR) | Manchester (City, Town or PO) | IA (State) | 52057 (Zip)

Address of Property Transferred:

Number and Street or RR | City, Town or PO | State | Zip

Legal Description of Property: (Attach if necessary)

Parcel A, Part of The SW 1/4 - NW 1/4 Sec. 5, T89N, R5W of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 4801.

1. Wells (check one)

- ☐ No Condition - There are no known wells situated on this property.
- ☑ Condition Present - 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)

- ☒ No Condition - There is no known solid waste disposal site on this property.
- ☐ Condition Present - 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] No Condition - There is no known hazardous waste on this property.
- [ ] Condition Present - 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] No Condition - 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.)
- [ ] Condition Present - 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] No Condition - There are no known private burial sites on this property.
- [ ] Condition Present - 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)

- [ ] No Condition - All buildings on this property are served by a public or semi-public sewage disposal system.
- [ ] No Condition - This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- [x] Condition Present - 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.
- [ ] Condition Present - 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.
- [ ] Condition Present - There is a building served by private sewage disposal system on this property. The system is failing to ensure effective wastewater treatment or is otherwise improperly functioning, and 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.
- [ ] Condition Present - 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 #7]
- [ ] Condition Present - There is a building served by private sewage disposal system on this property. This property is exempt from the private sewage disposal inspection requirements pursuant to the following

  Exemption [Note: for exemption #7 use prior check box]: _____
- [ ] Condition Present - There is a building served by private sewage disposal system on this property. The private sewage disposal system has been installed within the past two years pursuant to permit number:

  _____

dotloop signature verification: dtlp.us/NVmg-MzNW-YAiH

Review the following two directions carefully:

A. **If you selected a box stating "No Condition" for every numbered section above, STOP HERE. Do not submit this form.** Instead, pursuant to Iowa Code section 558.69(8A), you must include the following language on the first page of the recorded deed, instrument, or other writing:

> "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."

Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

B. **If you checked any box stating "Condition Present" for any of the numbered sections above, continue below.** You must complete this form, including providing all required information, and you must submit this form to the county recorder's office with declaration of value.

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

Private well: located 2 feet west of House

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

Signature: Abigail Brant dotloop verified 10/14/26 3:18 PM EDT WOAT-UA3N-BRLQ-ABP0

(Transferor or Agent)

Telephone No.: 515-291-1222

Docusign Signature Verification: DS251XWMG-1AH

IOWA DNR
IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER
DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 23367 ROGER GROTH CERT # 8813

Site Information

Parcel Description: **140050000300**

Address: **1713 165th St., Manchester, IA 52057** County: **Delaware**

Owner Information

Property is owned by a business: **Yes**

Business Name: **Windmill Hill Weddings & Events LLC**

Owner Name:

Email Address: **chelsey.weinmeister@gmail.com**

Address: **1713 165th St., Manchester, IA 52057**

Phone No: **319-290-5113**

Site related information

No Of Bedrooms: **3**

Inspection Date: **09/09/2026**

Facility Type: **Commercial**

Currently Occupied: **Yes**

Last Occupied:

System Installation Date: **09/25/2018**

Permit issued by County: **Yes**

Permit Number: **2760**

All plumbing fixtures enter septic system: **Yes**

County contacted for records: **Yes**

Property Information Comments:

There is a 3 Bedroom Home and a Large Barn that has been converted to a wedding & event venue rental (both home & barn). There also is a corn crib that has been converted to a wedding dressing area.

Primary Treatment

Tank 1 House Septic Tank

Tank Name: **Tank 1 House Septic Tank**

Type: **Septic Tank**

Tank Size (Gal): **500**

Tank Material: **Concrete**

Tank Corrosion Type: **Slight**

Liquid Level Type: **Normal**

No. of Compartments: **1**

Pump Tank Chamber: **No**

Licensed Pumper Name: **Groth Services LLC**

Date Pumped: **9/9/2026**

Meets Setback to Well: **Yes**

Well Type: **Private**

Distance To Well (Ft.): **50'**

Is Accessible: **Yes**

Lid Intact: **Yes**

Risers Intact: **Yes** Effluent Filter Present: **No** Watertight: **Yes**

Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**

Tank Comments: **This is the old septic tank for the house and in use and connected to the main system.**

Tank 2 Pre-Tank to Treatment Tank

Tank Name: **Tank 2 Pre-Tank to Treatment Tank** Type: **Septic Tank** Tank Size (Gal): **1,500**

Tank Material: **Concrete** Tank Corrosion Type: **None** Liquid Level Type: **Normal**

No. of Compartments: **2** Pump Tank Chamber: **No** Licensed Pumper Name: **Groth Services LLC**

Date Pumped: **9/9/2026** Meets Setback to Well: **Yes** Well Type: **Private**

Distance To Well (Ft.): **50'** Is Accessible: **Yes** Lid Intact: **Yes**

Risers Intact: **Yes** Effluent Filter Present: **Yes** Watertight: **Yes**

Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**

Tank Comments: **Pre-Tank to Treatment Tank with 2 Effluent Filters.**

Tank 3 Orenco Treatment Tank

Tank Name: **Tank 3 Orenco Treatment Tank** Type: **Septic Tank** Tank Size (Gal): **1,500**

Tank Material: **Concrete** Tank Corrosion Type: **None** Liquid Level Type: **Normal**

No. of Compartments: **2** Pump Tank Chamber: **No** Licensed Pumper Name: **Groth Services LLC**

Date Pumped: **9/9/2026** Meets Setback to Well: **Yes** Well Type: **Private**

Distance To Well (Ft.): **50'** Is Accessible: **Yes** Lid Intact: **Yes**

Risers Intact: **Yes** Effluent Filter Present: **No** Watertight: **Yes**

Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**

Tank Comments:

Tank 4 Pump Lift for Effluent Discharge Tank

Tank Name: **Tank 4 Pump Lift for Effluent Discharge Tank** Type: **Pump Tank** Tank Size (Gal): **250**

Tank Material: **Concrete** Tank Corrosion Type: **None** Liquid Level Type: **Normal**

No. of Compartments: **1** Pump Tank Chamber: **Yes** Licensed Pumper Name: **Groth Services LLC**

Date Pumped: **9/9/2026** Meets Setback to Well: **Yes** Well Type: **Private**

Distance To Well (Ft.): **50** Is Accessible: **Yes** Lid Intact: **Yes**

Risers Intact: **Yes** Effluent Filter Present: Watertight: **Yes**

Tank/Vault Pumped: **Yes** Inlet Baffle Present: **No** Outlet Baffle Present: **No** Functioning as Designed: **Yes**

Tank Comments:

General Primary Treatment Comments:

Distribution Type

Distribution System : **No**

General Distribution System Comments : **The Orenco AX20 filter pod unit, recirculating treatment system is its own secondary treatment. This system has a very small tertiary system, approximately 16 sq. ft. w/an open outlet to county ditch.**

Secondary Treatment

Pkg Treatment Media Filter1

Media Type: **Textile**	Manufacturer: **Orenco**	Model Number: **AX20 pod**
Serial Number: **RTU# 123014**	Maintenance Contract: **Yes**	
Maintenance Provider: **Groth Services LLC**		
System Hydraulic Loaded: **No**	Gallons Loaded:	Discharge At Time of Inspection: **No**
CBOD5 Results (mg/L):	TSS Results (mg/L):	DisInfection Present: **No**
Disinfection Type:	Tertiary Treatment Present: **Yes**	Tertiary Treatment Type: **Soil Absorption Field**
Meets Setback to Well: **Yes**	Well Type: **Private**	Distance To Well (Ft.): **>100'**
GP4 Permitted: **No**	GP4 Required: **No**	Vent(s) Present: **Yes**
Media Present: **Yes**	Outlet Found: **Yes**	Sample Taken: **Yes**
System Located on Owner Property: **Yes**	Easement Present: **N/A**	Functioning as Designed: **Yes**

Comments: **The tertiary system is very small, approximately 16 sq. ft. with an open outlet to the county ditch The Effluent Sample was taken and delivered to the lab but did not have results back yet. Will send to county as soon as we receive them.**

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **This system was installed by us 9/ 25/2018 to accommodate the 3-bedroom home and a large barn that was converted into an event venue. The rental season usually runs from April through October. The house has been converted from 12-month living quarters to event rental since original install.**
The house has the original 500-gallon, single compartment, concrete septic tank with added surface access riser. This is connected to the second tank, !500-gallon dual compartment concrete with 2- heavy duty Polylock effluent filters. From here it flows to the treatment tank, a 1500-gallon dual compartment concrete with an Orenco AX-20 treatment pod. The treated effluent then flows to a 250-gallon Pump tank which is pumped South near County Road, there it flows into a very small tertiary soil absorption system before open discharge.
This system does not require a NPDES permit, and no testing required with the exception of a Time of Transfer Inspection.

IOWA DNR
IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER
DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 23367 ROGER GROTH CERT # 8813

Owner Name:	**Windmill Hill Weddings & Events LLC**		
Address:	**1713 165th St. , Manchester , IA 52057**		
County:	**Delaware**		
Inspection Date:	**09/09/2026**	Submitted Date:	**9/14/2026**

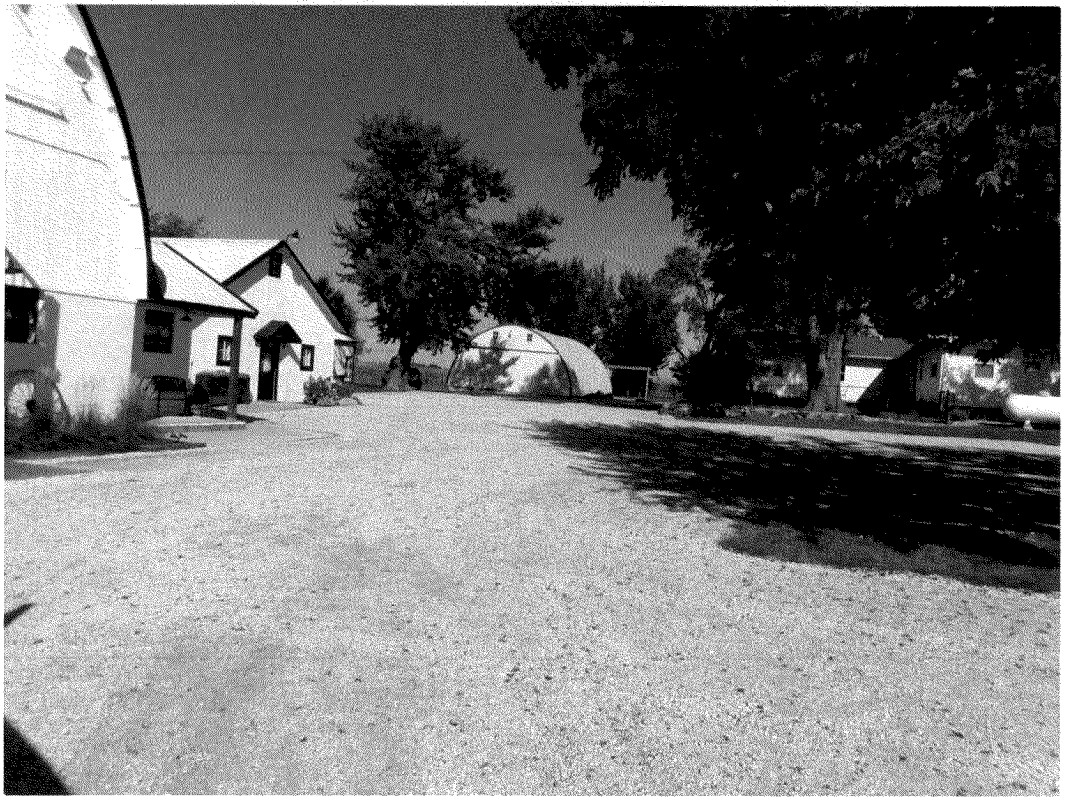
This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).

Documents

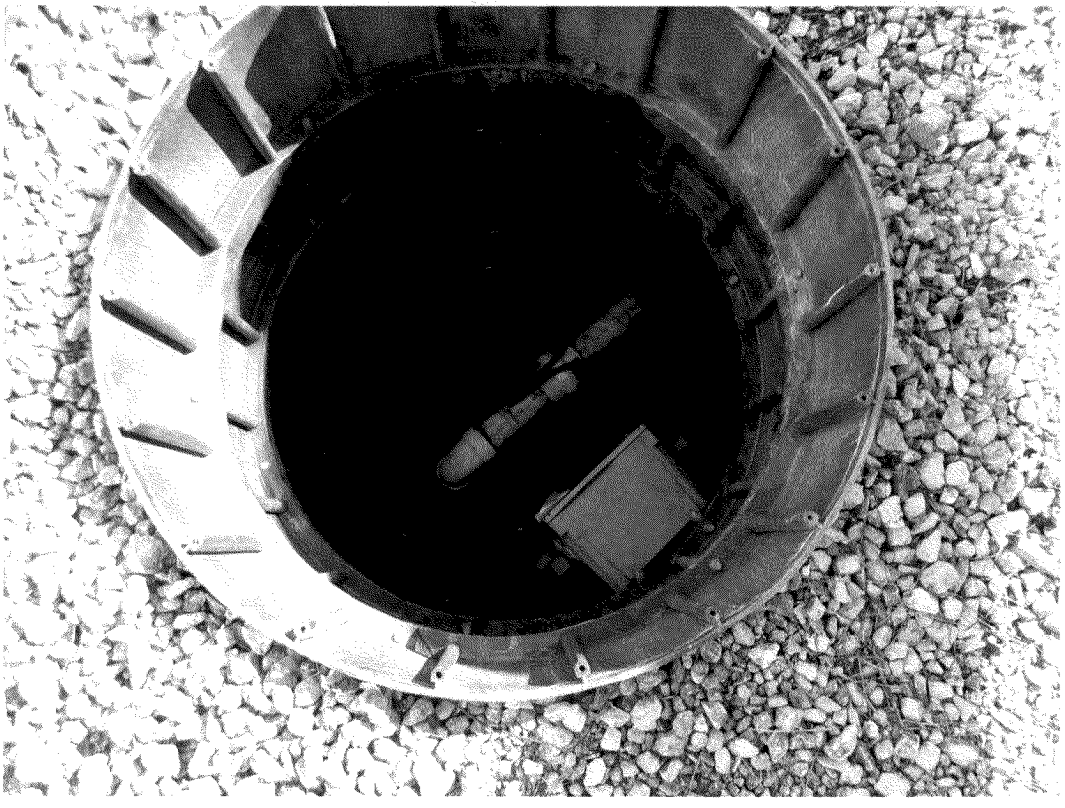




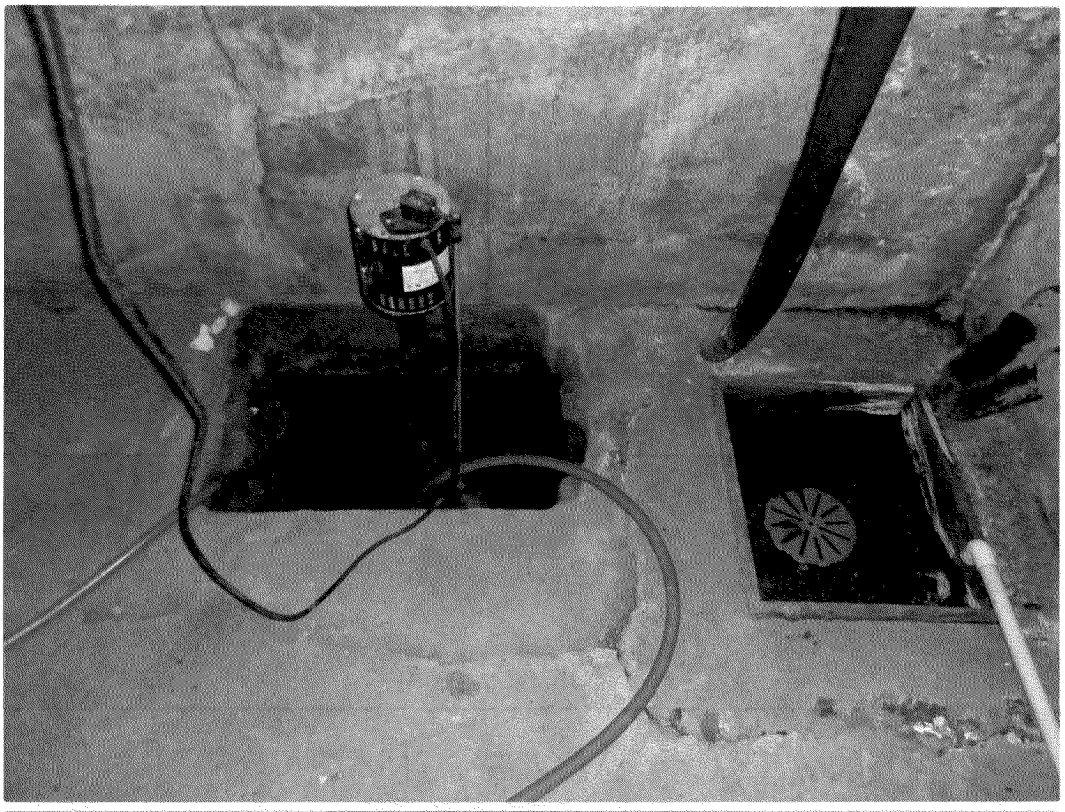








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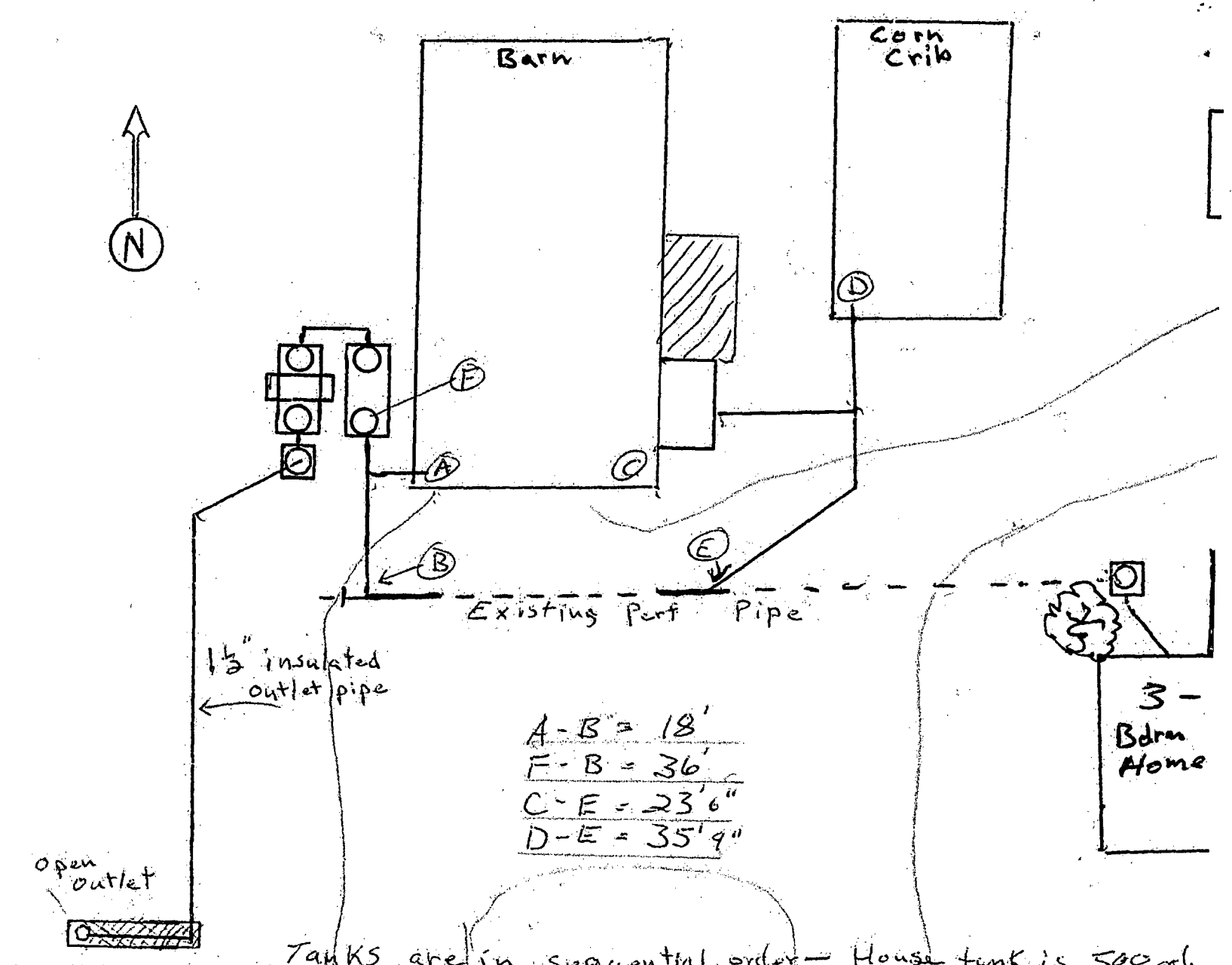


GROTH SERVICES

TOT MAP 9/9/2026

NAME Windmill Hill Weddings & Events

ADDRESS 1713 - 165th St.
Manchester, IA. 52057
Delaware County



Tanks are in sequential order — House tank is 500 gal. Pre-tank is 1500 gals - Treatment tank is 1500 gal. w/ 1 - AX20 Pump tank is 250 gal.

165th St.