



Document 2023 GW1608

Book 2023 Page 1608 Type 43 001 Pages 8

Date 7/14/2023 Time 12:07:29PM

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT  
TO BE COMPLETED 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 BDD Trust dated the 7th day of April 2023

Address 1785 Millstream Ct Winterset IA 50273  
Number and Street or RR City, Town or P.O. State Zip

**TRANSFeree:**

Name Jeff Chlupach

Address 1314 Walters Ave Ellston IA 50074  
Number and Street or RR City, Town or P.O. State Zip

Address of Property Transferred:

1785 Millstream Ct Winterset IA 50273  
Number and Street or RR City, Town or P.O. State Zip

Legal Description of Property: (Attach if necessary)

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**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)**

- 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)**

- 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)**

- 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.
- 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 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. [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:  
\_\_\_\_\_

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:

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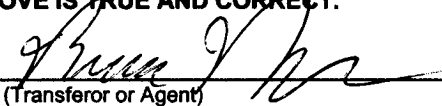
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**I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.**

Signature:  Telephone No.: 515-360-9079  
(Transferor or Agent)

## **EXHIBIT "A"**

**Lot Twenty-nine (29) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.**



**TIME OF TRANSFER INSPECTION TOT# 5874 SETH BROWN CERT # 13190**

Site Information

Parcel Description: **400070700290000**

Address: **1785 Millstream Ct., Winterset, IA 50273**

County: **Madison**

Owner Information

Property is owned by a business: **No**

Business Name:

Owner Name: **Debby Drottz, BDD TRUST**

Email Address: **debbydrottz@gmail.com**

Address: **1785 millstream ct, Winterset, IA 50273**

Phone No:

Additional Contact Information

Name	Email Address	Affiliate Type
<b>Connie Broesder</b>	<b>chrisk@iowarealty.com</b>	<b>Realtor</b>
<b>Jeff Chlupach</b>		<b>Buyer</b>

Site related information

No Of Bedrooms: **3**

Inspection Date: **06/30/2023**

Facility Type: **Residential**

Currently Occupied: **Yes**

Last Occupied:

System Installation Date:

Permit issued by County: **N/A**

Permit Number:

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

County contacted for records: **Yes**

Property Information Comments:

Primary Treatment

**Tank 1**

Tank Name: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **1500**

Tank Material: **Concrete**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: <b>2</b>	Pump Tank Chamber: <b>No</b>	Licensed Pumper Name: <b>Rogers Septic</b>
Date Pumped: <b>6/30/2023</b>	Meets Setback to Well: <b>N/A</b>	Well Type:
Distance To Well (Ft.):	Is Accessible: <b>Yes</b>	Lid Intact: <b>Yes</b>
Risers Intact: <b>Yes</b>	Effluent Filter Present: <b>Yes</b>	Watertight: <b>Yes</b>
Tank/Vault Pumped: <b>Yes</b>	Inlet Baffle Present: <b>Yes</b>	Outlet Baffle Present: <b>Yes</b>
Tank Comments:	Functioning as Designed: <b>Yes</b>	

General Primary Treatment Comments:

Distribution Type

**Distribution Box 1**

Label: <b>Distribution Box 1</b>	Material Type: <b>Plastic</b>	Accessible: <b>Yes</b>
Box Opened: <b>Yes</b>	Baffle Present: <b>Yes</b>	Speed Levelers Present: <b>Yes</b>
Watertight: <b>Yes</b>	Functioning As Designed: <b>Yes</b>	

General Distribution System Comments :

Secondary Treatment

**Lateral Field1**

Distribution Type: <b>Distribution Box</b>	Material Type: <b>Leaching Chamber</b>	Trench Width: <b>36</b>
Lines: <b>4</b>	Total Length of Absorption Line: <b>400</b>	System Hydraulic Loaded: <b>Yes</b>
Gallons Loaded: <b>300</b>	Meets Setback to Well: <b>N/A</b>	Well Type:
Distance To Well (Ft.):	Lateral Lines Probed: <b>Yes</b>	Saturation or Ponding Present: <b>No</b>
Grass Cover Present: <b>Yes</b>	Lateral Lines Equal Length: <b>Yes</b>	System Located on Owner Property: <b>Yes</b>
Easement Present: <b>N/A</b>	Functioning as Designed: <b>Yes</b>	
Comments:		

General Secondary Treatment Comments: **The SE lateral probed wet/dirty but took water.**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **All wastewater goes to septic. 1500 gallon watertight concrete septic tank in working condition with no deterioration. Accessible by inlet and outlet risers and lids. Inlet and outlet baffles present, outlet filter present. Plastic watertight distribution box in working condition. Baffle and speed levelers present. Hydraulic load tested 4x100 equaling 400 ft of chambered laterals with 300 gallons. Each lateral took water. The SE lateral probed wet/dirty but took water. All other laterals took water and probed dry and clean.**



**TIME OF TRANSFER INSPECTION TOT# 5874 SETH BROWN CERT # 13190**

Owner Name: **Debby Drottz, BDD TRUST**

Address: **1785 Millstream Ct. , Winterset , IA 50273**

County: **Madison**

Inspection Date: **06/30/2023**

Submitted Date: **6/30/2023**

**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).**

Permit # 054-20  
1785 Millstream Ct.  
9-2-20  
Brook

