



Document 2024 GW1465

Book 2024 Page 1465 Type 43 001 Pages 11

Date 6/24/2024 Time 3:21:45PM

Rec Amt \$.00

INDX  
ANNO  
SCAN

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: Jenna Dean

Address: 1146 Prairiview Ave., Van Meter, IA 50261

**TRANSFeree:**

Name: Travis Raymond Sydow

Address: 1146 Prairiview Ave, Van Meter, IA 50261

Address of Property Transferred:

1146 Prairiview Ave., Van Meter, Iowa 50261

Legal Description of Property: (Attach if necessary)

A parcel of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6.450 acres as shown in Plat of Survey filed in Book 2, Page 337 on September 21, 1992, in the Office of the Recorder of Madison County, Iowa.

**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 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:  
\_\_\_\_\_.

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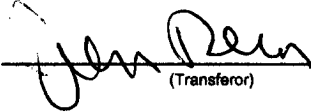
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I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature:  \_\_\_\_\_  
(Transferor)

Telephone No.: (515) 321-8810



**TIME OF TRANSFER INSPECTION TOT# 10560 SETH BROWN CERT # 13190**

Site Information

Parcel Description: **111021064012000**  
Address: **1146 Prairieview Ave, Van Meter, IA 50261** County: **Madison**

Owner Information

Property is owned by a business: **No**  
Business Name:  
Owner Name: **JENNA DEAN**  
Email Address: **jenna.capitalcontractingllc@gmail.com**  
Address: **1146 Prairieview Ave, Van Meter, IA 50261**  
Phone No:

Additional Contact Information

Name	Email Address	Affiliate Type
<b>TRAVIS SYDOW</b>	<b>travis.capitalcontractingllc@gmail.com</b>	<b>Buyer</b>

Site related information

No Of Bedrooms: <b>5</b>	Inspection Date: <b>06/12/2024</b>
Facility Type: <b>Residential</b>	Currently Occupied: <b>Yes</b>
Last Occupied:	System Installation Date:
Permit issued by County: <b>N/A</b>	Permit Number:
All plumbing fixtures enter septic system: <b>Yes</b>	County contacted for records: <b>Yes</b>
Property Information Comments:	

Primary Treatment

**House Septic**

Tank Name: <b>House Septic</b>	Type: <b>Septic Tank</b>	Tank Size (Gal): <b>1500</b>
Tank Material: <b>Concrete</b>	Tank Corrosion Type: <b>None</b>	Liquid Level Type: <b>Normal</b>

No. of Compartments: <b>2</b>	Pump Tank Chamber: <b>No</b>	Licensed Pumper Name: <b>Rogers Septic</b>
Date Pumped: <b>6/12/2024</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>
		Functioning as Designed: <b>Yes</b>

Tank Comments:

**Shop Septic**

Tank Name: <b>Shop Septic</b>	Type: <b>Septic Tank</b>	Tank Size (Gal): <b>1500</b>
Tank Material: <b>Concrete</b>	Tank Corrosion Type: <b>None</b>	Liquid Level Type: <b>Normal</b>
No. of Compartments: <b>2</b>	Pump Tank Chamber: <b>No</b>	Licensed Pumper Name: <b>Rogers Septic</b>
Date Pumped: <b>6/12/2024</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>
		Functioning as Designed: <b>Yes</b>

Tank Comments:

General Primary Treatment Comments:

Distribution Type

Distribution System : **No**

General Distribution System Comments :

Secondary Treatment

**House Septic Pkg Treatment Media Filter**

Media Type: <b>Peat Moss</b>	Manufacturer: <b>Premier Tech</b>	Model Number: <b>Ecoflo 4.1</b>
Serial Number: <b>ABH 864</b>	Maintenance Contract: <b>Yes</b>	
Maintenance Provider: <b>Rogers Septic</b>		
System Hydraulic Loaded: <b>Yes</b>	Gallons Loaded: <b>100</b>	Discharge At Time of Inspection: <b>Yes</b>
CBOD Results (mg/L): <b>&lt;8</b>	TSS Results (mg/L): <b>&lt;1</b>	Disinfection Present: <b>No</b>
Disinfection Type:	Tertiary Treatment Present: <b>No</b>	Tertiary Treatment Type:
Meets Setback to Well: <b>N/A</b>	Well Type:	Distance To Well (Ft.):
GP4 Permitted:	GP4 Required:	Vent(s) Present: <b>Yes</b>
Media Present: <b>Yes</b>	Outlet Found: <b>Yes</b>	Sample Taken: <b>Yes</b>
System Located on Owner Property: <b>Yes</b>	Easement Present: <b>N/A</b>	Functioning as Designed: <b>Yes</b>

Comments:

**Shop Lateral Field**

Distribution Type: **Header Pipe**

Material Type: **Rock and PVC Pipe**

Trench Width: **24**

Lines: **1**

Total Length of Absorption Line: **50**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **100**

Meets Setback to Well: **N/A**

Well Type:

Distance To Well (Ft.):

Lateral Lines Probed: **Yes**

Saturation or Ponding Present: **No**

Grass Cover Present: **Yes**

Lateral Lines Equal Length: **Yes**

System Located on Owner Property: **Yes**

Easement Present: **N/A**

Functioning as Designed: **Yes**

Comments:

General Secondary Treatment Comments:

**Narrative Report**

TOT Inspection Report Overall Narrative Comments: **All wastewater goes to septic. There are two septic systems on the property, one for house and one for shop.**

**House Septic: 1500 gallon watertight concrete septic tank in working condition with no deterioration. Accessible by inlet and outlet risers and lids to ground surface. Inlet and outlet baffles present, outlet filter present. Premier tech eco flo 4.1, serial # ABH 864 in working condition. Lid to ground surface, insulation foam present. Tipping tray and dispersing trays present and in working condition. Peat is in good working condition, little deterioration. Red in color, no ponding present. Hydraulic load tested roughly 100 gallons. Discharge pipe located, WATER SAMPLE COLLECTED.**

**Shop Septic: 1500 gallon watertight concrete septic tank in working condition with no deterioration. Accessible by inlet and outlet risers and lids to ground surface. Inlet and outlet baffles present, outlet filter present. No distribution. Hydraulic load tested 1x50ft rock and pipe lateral with 100 gallons. Lateral took all the water. Probed dry and clean.**



**TIME OF TRANSFER INSPECTION TOT# 10560 SETH BROWN CERT # 13190**

Owner Name: **JENNA DEAN**

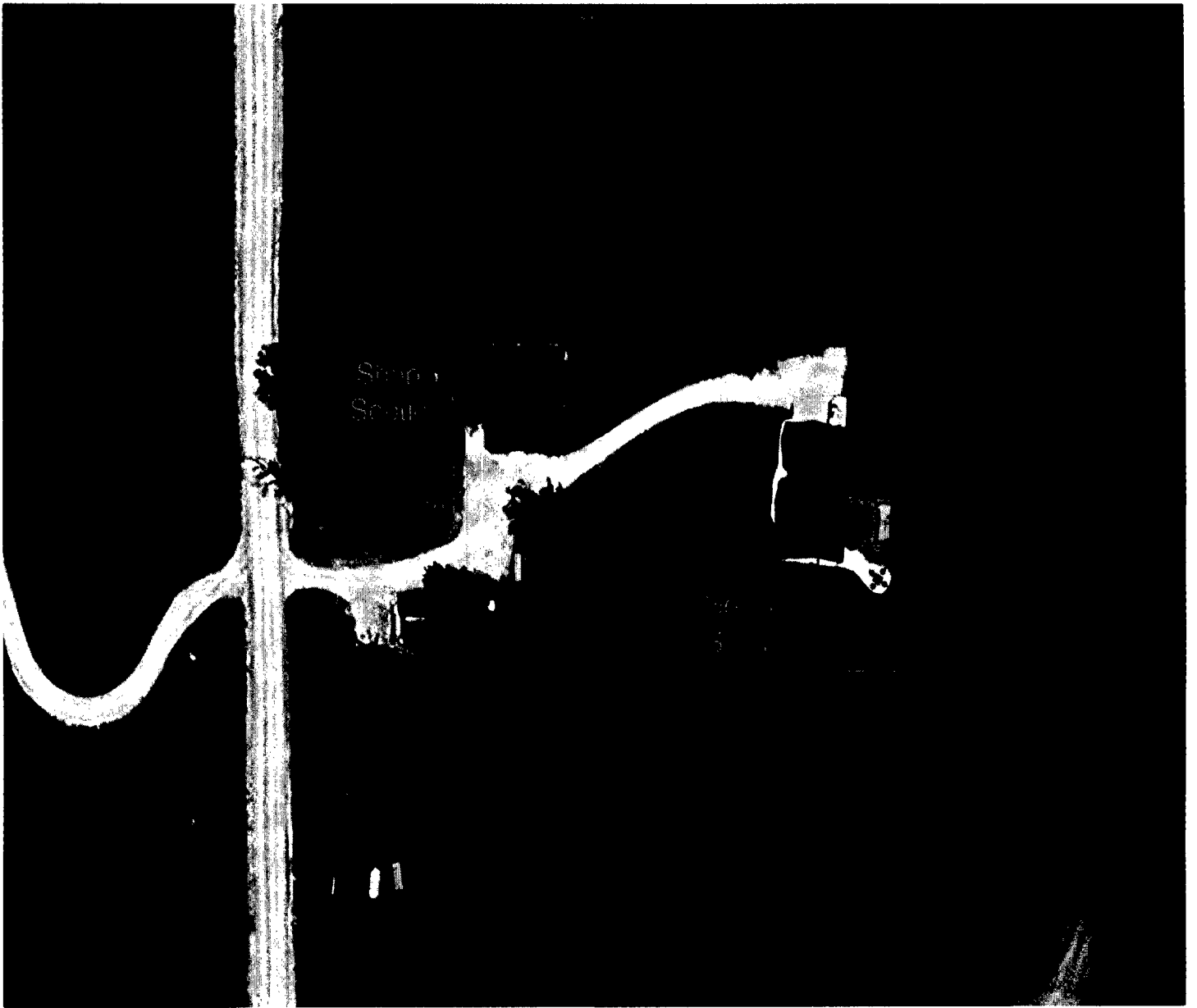
Address: **1146 Prairieview Ave , Van Meter , IA 50261**

County: **Madison**

Inspection Date: **06/12/2024**

Submitted Date: **6/21/2024**

**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).**







Microbac Laboratories, Inc., Newton

CERTIFICATE OF ANALYSIS

1HF0923

<b>Client Sample ID:</b>	Jenna Dean 1146 Prairie View Ave	<b>Collected By:</b>	SB
<b>Sample Matrix:</b>	Aqueous	<b>Collection Date:</b>	06/12/2024 11:40
<b>Lab Sample ID:</b>	1HF0923-02		

Determination of Conventional Chemistry Parameters	Result	RL	Units	DF	Note	Prepared	Analyzed	Analyst
<b>SM 5210 B</b>								
CBOD (5 day)	<8	8	mg/L	4			06/13/24 1637	MND
<b>USGS I-3765-85</b>								
Total Suspended Solids (TSS)	<1	1	mg/L	1		06/17/24 0805	06/17/24 1133	RDH

**Addendum for  
Inspection of Private Sewage Disposal System**

Buyer and Seller agree on the following initialed alternative to comply with the time of transfer inspection of private sewage disposal systems:

X     There is a private sewage disposal system on this Property which serves the Property. Seller has obtained or shall obtain at Seller's expense within 21 days a certified inspector's report which documents the condition of the private sewage disposal system, that it is of sufficient capacity to serve the Property, that the continued use of the system is permitted, and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. Seller shall attach the inspection report to the Groundwater Hazard Statement to be filed at closing.

If Seller receives an unsatisfactory report, the basis of which cannot be resolved between Buyer and Seller within 14 days of delivery of a copy to Buyer, then upon written notice from Buyer to Seller, this agreement shall be null and void and all earnest money paid hereunder shall be returned immediately to Buyer.

\_\_\_\_\_ There is a 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. Buyer shall execute 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. Buyer shall attach a copy of the binding acknowledgment to the Groundwater Hazard Statement to be filed at closing. When the inspection is completed, an amended Groundwater Hazard Statement shall be filed with the certified inspection and shall include the document numbers of both the real estate transfer document and the original Groundwater Hazard Statement

Seller agrees at closing to deposit the sum of \$0.00 Dollars into escrow with \_\_\_\_\_ ("Escrow Agent") to reimburse Buyer for expenses incurred for the cost of the inspection and any required modifications to the private disposal system. Escrow Agent shall pay to Buyer, up to the amount held in escrow, amounts for required modifications after any such modifications are completed and upon submission to Escrow Agent of a detailed invoice. If no modifications are required, the entire escrow account shall be returned to Seller. Any funds remaining in the escrow account after any required modifications shall be returned to Seller. Seller shall not be responsible for any cost in excess of the escrow deposit.

\_\_\_\_\_ There is a private sewage disposal system on this Property. The building to which the sewage disposal system is connected will be demolished without being occupied. Buyer shall execute a binding acknowledgement with the county board of health to demolish the building within an agreed upon time period. Buyer shall attach a copy of the binding acknowledgement to the Groundwater Hazard Statement to be filed at closing.

There is a private sewage disposal system on this Property. The private sewage disposal system has been installed within the past two years pursuant to permit number \_\_\_\_\_.