



Document 2024 GW224

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON 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 William Wharff And Jodi Hill

Address 2398 US Hwy 169, Winterset IA 50273  
Number and Street or RR City, Town or PO State Zip

**TRANSFeree:**

Name Hector Samanez Ferrebu

Address 2398 US Hwy 169 Winterset IA 50273  
Number and Street or RR City, Town or PO State Zip

Address of Property Transferred:

2398 US Hwy 169, Winterset, IA 50273

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

Legal Description of Property: (Attach if necessary)

SEE ATTACHED EXHIBIT A

**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:

Capped well located just NE of house.

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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: William J. Whuff  
(Transferor or Agent)  
Jodi J. Hill

Telephone No.: 515-664-6630  
515-664-8563

The West 60 acres of the Southeast Quarter (¼) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** that portion deeded to the State of Iowa for Highway purposes, containing 26.8 acres, more or less, as set out in Book 104, Page 314 recorded October 15, 1974; **AND EXCEPT** Parcel "E" located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Eleven (11), containing 10.62 acres, as shown in Plat of Survey filed in Book 2013, Page 81 on January 8, 2013 in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Book 2013, Page 116 on January 10, 2013; **AND EXCEPT** Parcel "F", located therein, as shown in Plat of Survey filed in Book 2015, Page 3774 on December 22, 2015 in the Office of the Recorder of Madison County, Iowa.



TIME OF TRANSFER INSPECTION TOT# 8237 ALLEN AKERS CERT # 1023

Site Information

Parcel Description: 560111180015000

Address: 2398 Hwy 169, Winterset, IA 50273

County: Madison

Owner Information

Property is owned by a business: No

Business Name:

Owner Name: William Wharff

Email Address: wmwharff@mac.com

Address: 2398 Hwy 169, Winterset, IA 50273

Phone No: 515-661-8563

Additional Contact Information

Name	Email Address	Affiliate Type
Jodi Hill	jodihill@me.com	Owner
Chris Kew	chriskew.realtor@gmail.com	Realtor

Site related information

No Of Bedrooms: 3

Inspection Date: 11/13/2023

Facility Type: Residential

Currently Occupied: Yes

Last Occupied:

System Installation Date: 04/24/2017

Permit issued by County: Yes

Permit Number: 079-16

All plumbing fixtures enter septic system: Yes

County contacted for records: Yes

Property Information Comments:

Primary Treatment

Tank 1 Listers

Tank Name: Tank 1 Listers

Type: Septic Tank

Tank Size (Gal): 1500

Tank Material: Concrete

Tank Corrosion Type: None

Liquid Level Type: Normal

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **Wiegert Disposal**

Date Pumped: **11/13/2023**

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

Well Type:

Distance To Well (Ft.):

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:

General Primary Treatment Comments:

Distribution Type

Distribution System : **No**

General Distribution System Comments :

Secondary Treatment

#### **Sand Filter1**

Filter Type: **Subsurface**

Distribution Type: **Distribution Box**

Material Type: **Rock and PVC Pipe**

Absorption Area: **1044**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **450**

Discharge At Time of Inspection: **Yes**

CBOD Results: **2**

TSS Results: **4**

Disinfection Present: **No**

Disinfection Type:

Tertiary Treatment Present: **Yes**

Tertiary Treatment Type: **Other**

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

Well Type:

Distance To Well (Ft.):

Sand Filter Probed: **Yes**

Vent(s) Located: **Yes**

Saturation or Ponding Present: **No**

Grass Cover Over System: **Yes**

Outlet Found: **Yes**

Sample Taken: **Yes**

GP4 Permitted: **No**

GP4 Required: **No**

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: **FAD**



**TIME OF TRANSFER INSPECTION TOT# 8237 ALLEN AKERS CERT # 1023**

Owner Name: **William Wharff**

Address: **2398 Hwy 169 , Winterset , IA 50273**

County: **Madison**

Inspection Date: **11/13/2023**

Submitted Date: **11/29/2023**

As-built Diagrams

