

BK: 2024 PG: 3068
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Pages 4
County Recording Fee: \$0.00
Iowa E-Filing Fee: \$0.00
Combined Fee: \$0.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, 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	B B and P Feed and Grain, Inc.		
Address	1843 US Hwy 169	Winterset	IA 50273
	Number and Street or RR	City, Town or PO	State Zip

TRANSFeree:

Name	Heartland Co-op		
Address	13733 University Ave.	Clive	IA 50325
	Number and Street or RR	City, Town or PO	State Zip

Address of Property Transferred:

1506 N 1st St, Winterset, IA 50273			
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

See 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:

Well located behind the office building that has not been in use since prior to 1980 when the property began using city water.

Although not in use, there is a septic tank located underneath the office building which collapsed in on itself 5 years ago and is not usable or accessible, as it is under the building. The office building which was previously on the septic system has been attached to city sewage for about 5 years. All buildings are served by a public sewage disposal system.

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

Signature: Michelle Barker Telephone No.: 515-681-7381
(Transferor or Agent)

By: Michelle Barker
Its: Authorized Representative

Exhibit A
Legal Description

A parcel of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of said Section Twenty-five (25), thence North 304.95 feet along the east section line to the Point of Beginning; thence West 500 feet; thence North 486.5 feet; thence East 500 feet to the East section line; thence South 486.5 feet to the Point of Beginning, EXCEPT public road right-of-way, AND EXCEPT Parcel "E" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-five (25), containing 1.49 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 781 on April 8, 2010, and corrected by Affidavit filed in Book 2010, Page 801, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "T" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-five (25), containing 0.30 acres, as shown in Plat of Survey filed in Book 2024, Page 2338 on September 26, 2024 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT all that part of Casper First Addition to the City of Winterset, Madison County, Iowa located therein, AND EXCEPT Parcel "S" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-five (25), containing 2.848 acres, as shown in Plat of Survey filed in Book 2023, Page 1300 on June 8, 2023 in the Office of the Recorder of Madison County, Iowa; AND Parcel "E" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-five (25), containing 1.49 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 781 on April 8, 2010, and corrected by Affidavit filed in Book 2010, Page 801, in the Office of the Recorder of Madison County, Iowa; AND a tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-five (25), containing 3.6542 acres, as shown in Plat of Survey filed in Farm Plat Record 1, Page 194 on April 19, 1984, in the Office of the Recorder of Madison County, Iowa, EXCEPT all that part all that part of the public highway located therein; AND a tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-five (25), containing 14,060 square feet, as shown in Plat of Survey filed in Farm Plat Record 1, Page 194 on April 19, 1984 in the Office of the Recorder of Madison County, Iowa; AND a parcel of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-five (25), and more particularly described as follows, to-wit: Commencing at the Southeast corner of said Section Twenty-five (25), thence North 791.45 feet along the section line, thence West 500 feet to the point of beginning, thence North 404.60 feet, thence North 81°13' East 151.78 feet, thence South 237.76 feet, thence West 74 feet, thence South 190 feet, thence West 76 feet to the point of beginning.