

BK: 2024 PG: 3151
Recorded: 12/27/2024 at 1:56:54.0 PM
Pages 18
County Recording Fee:
Iowa E-Filing Fee: \$0.00
Combined Fee:
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**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 Richard Freedman Revocable Trust dated 10/16/2013

Address 330 Paradise Road Unit 2103, Swampscott MA 01907
Number and Street or RR City, Town or P.O. State Zip

TRANSFeree:

Name Laura Mommsen

Address _____
Number and Street or RR City, Town or P.O. State Zip

Address of Property Transferred:

2672 Quail Ridge Ave Peru IA 50222
Number and Street or RR City, Town or P.O. State Zip

Legal Description of Property: (Attach if necessary)

Parcel "C" located in the Southeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa.

Parcel "E" located in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, 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.

Broken well at back of property has been non-functional
for decades.

Septic was just inspected & approved.

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.

waste disposal tank for mobile vehicle in front next to driveway

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.

LF.

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.

septic tank

- 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:

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

Signature: *Robert Freedman* Telephone No.: 573 692 2780
(Transferor or Agent)

Mara Freedman

207 615 1779

February 15, 2023

FILE WITH RECORDER

DNR form 542-0960

GROUNDWATER HAZARD STATEMENT

ATTACHMENT #1

NOTICE OF WASTE DISPOSAL SITE

a. Solid Waste Disposal (check one)

- There is a solid waste disposal site on this property, but no notice has been received from the Department of Natural Resources that the site is deemed to be potentially hazardous.
- There is a solid waste disposal site on this property which has been deemed to be potentially hazardous by the Department of Natural Resources. The location(s) of the site(s) is stated below or on an attached separate sheet, as necessary.

b. Hazardous Wastes (check one)

- There is hazardous waste on this property and it is being managed in accordance with Department of Natural Resources rules.
- There is hazardous waste on this property and the appropriate response or remediation actions, or the need therefore, have not yet been determined.

Further descriptive information:

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

Signature: Richard Freedman Telephone No.: 573 692 2780
(Transferor or Agent)
Alexa Freedman 207 615 1779

Haim Naggar

From: Andrew Hornback <ahornback@madisoncounty.iowa.gov>
Sent: Tuesday, November 26, 2024 8:13 AM
To: Haim Naggar
Cc: Tina Burk
Subject: Madison County Environmental Health - Time of Transfer inspection TOT# 13320

You don't often get email from ahornback@madisoncounty.iowa.gov. [Learn why this is important](#)

Haim,

According to the time of transfer inspection TOT#13320 the private onsite wastewater treatment system serving 2672 Quail Ridge Ave, Peru, IA meets the requirements of Iowa Administrative Code 567 Chapter 69. Please let me know if you any questions or concerns.

Thanks,
Andrew

Andrew Hornback
Madison County Environmental Health Officer
(515)462-2636

ahornback@madisoncounty.iowa.gov
201 W. Court Ave.
Winterset, Iowa 50273

Haim Naggar

From: Iowa Department of Natural Resources-Time of Transfer Program <NPDS-noreply@iowa.gov>
Sent: Tuesday, November 26, 2024 7:09 AM
To: benbedwellbuilders@gmail.com; Haim Naggar; ahornback@madisoncounty.iowa.gov; tburk@madisoncounty.iowa.gov; mfairchild@madisoncounty.iowa.gov
Subject: Time of Transfer Inspection #13320 at 2672 Quail Ridge Ave in Peru Has Been Submitted

Follow Up Flag: FollowUp
Flag Status: Flagged

You don't often get email from npds-noreply@iowa.gov. [Learn why this is important](#)

A recent Time of Transfer inspection report was conducted at 2672 Quail Ridge Ave, Peru IA 50222 on 10/7/2024 in Madison county.

This notification was also sent to the County Environmental Health Department for review and the Iowa DNR in accordance with Paragraph 567 IAC 69.2(8)i.

If contact information for the person who ordered the inspection was provided in the inspection report, this notification was also sent to them. If not, you are required to provide them a copy.

The Time of Transfer inspection report and attachments can be found at this link:

<https://programs.iowadnr.gov/timeoftransfer/Home/DownloadInspectionDocument?id=13320>

Any questions should be directed to the Time of Transfer inspector or your county sanitarian.

Regards,

Cory Frank Onsite Wastewater Coordinator
Water Quality Bureau
NPDES Section

TIME OF TRANSFER INSPECTION TOT# 13320 BEN BEDWELL CERT # 11612

Site Information

Parcel Description: **520102686001200**
Address: **2672 Quail Ridge Ave, Peru, IA 50222** County: **Madison**

Owner Information

Property is owned by a business: **No**
Business Name:
Owner Name: **Richard Freedman Trst**
Email Address:
Address: **2672 Quail Ridge Ave, Peru, IA 50222**
Phone No:

Additional Contact Information

Name	Email Address	Affiliate Type
Haim Naggar	haim@bhhsfirstrealty.com	Realtor

Site related information

No Of Bedrooms: 3	Inspection Date: 10/07/2024
Facility Type: Residential	Currently Occupied: Yes
Last Occupied:	System Installation Date:
Permit issued by County: Yes	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): 2000
Tank Material: Concrete	Tank Corrosion Type: None	Liquid Level Type: Normal
No. of Compartments: 2	Pump Tank Chamber: No	Licensed Pumper Name: Wiegert

Date Pumped: 10/7/2024	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 Box 1		
Label: Distribution Box 1	Material Type: Plastic	Accessible: Yes
Box Opened: Yes	Baffle Present: Yes	Speed Levelers Present: Yes
Watertight: Yes	Functioning As Designed: Yes	
General Distribution System Comments :		

Secondary Treatment

Lateral Field1		
Distribution Type: Distribution Box	Material Type: Leaching Chamber	Trench Width: 36
Lines: 7	Total Length of Absorption Line: 700	System Hydraulic Loaded: Yes
Gallons Loaded: 400	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: **The system was working properly during the inspection.**

TIME OF TRANSFER INSPECTION TOT# 13320 BEN BEDWELL CERT # 11612

Owner Name: **Richard Freedman Trst**

Address: **2672 Quail Ridge Ave , Peru , IA 50222**

County: **Madison**

Inspection Date: **10/07/2024**

Submitted Date: **11/26/2024**

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).

Madison County
Office of Zoning and
Environmental Health

*Authorization to Construct a
Private On-site Wastewater
Treatment System (POWTS)*

112 N. John Wayne Drive
P.O. Box 152
Winterset, IA 50273-0152
Telephone: (515) 462-2636

Permit Number: 093-06

Date Issued: July 5, 2006

Issued to: Brad & Kathie Wilford
Address: 2672 Quail Ridge Ave
Peru, Iowa 50222

520102686001200

Legal Description: S 1658' S ½ SE Section 26 T75 R27 Scott Twp

POWTS Components Specifications: 2000 gal septic tank – 36" chamber 7 @ 100'

General Conditions:

1. System must be constructed in conformance with attached system layout, profiles, and cross-sections.
2. Structures must be constructed in conformance with 567 IAC Chapter 69 and the Madison County Environmental Health Regulations.
3. Permit shall be null and void if system is not constructed within one year of permit issuance. The Environmental Health Officer must approve any request for extension of permit.
4. The Environmental Health Officer must approve any design modifications to the permitted system prior to construction.
5. Once constructed, all system components must be uncovered for inspection and the system must be approved before it can be put into operation. Notice for inspection must be received with 24 hours in advance (8 a.m. through 4:30 p.m., Monday - Friday). If weather necessitates the need to cover the system components, then the system owner or contractor must notify and follow the procedures given by the Environmental Health Officer.

Special Conditions: Maximum trench depth 31



*Environmental Health Officer
Madison County
Office of Zoning and Environmental Health*

Application to Construct
Private On-Site Wastewater Treatment
System (POWTS)

Office Use Only					Temp. E911		
Tracking No.	Date Received	Fee Paid	Date Issued	Date Inspected	Date Approved	Section/Township	NPDES Authorization #
093-06	7-5-06	150	7-5-06	7-			

Application will not be accepted until site and soil analysis/percolation information, and two diagrams of the system layout, profiles and cross-sections have been received; and fee has been paid. For systems requiring an NPDES General Permit #4 (surface discharge), its application must be submitted to this office and appropriate forms recorded before a permit will be issued.

Please Print All Information.

1. Owner Information (Applicant)				2. Contractor Information			
First Name <i>Brad</i>		Last Name <i>Wilford</i>		First Name <i>Larry</i>		Last Name <i>Huff</i>	
Address <i>2672 Quail Ridge Ave</i>				Address <i>2996 295th Ln</i>			
City <i>Percu</i>		State <i>IA</i>		City <i>Winterset</i>		State <i>IA</i>	
Zip <i>50222</i>		Zip <i>50273</i>		Phone Number (area code) <i>515-554-3835</i>		Phone Number (area code) <i>462-3569</i>	
Fax or E-mail		Cell Phone		Fax or E-mail		Cell Phone <i>468-0091</i>	
3. System Requirement Information				4. Site and Soil Evaluator (Percolation Test)			
IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED				PERCOLATION TEST MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT			
Minimum Tank Size Required				Date test taken _____ Test taken by _____			
1-3 Bedroom		1000		Test Results: Hole 1 _____ min/in Hole 2 _____ min/in			
4 Bedroom		1250		Hole 3 _____ min/in Hole 4 _____ min/in			
5 Bedroom		1500		Average _____ min/in Depth of Test Holes _____			
6 Bedroom		1750		Number of Laterals Required _____			
Length of Laterals Required _____ ft. ea							
5. Type of Submittal		6. Address Information					
<input checked="" type="checkbox"/> New		Location, Number & Street of project (if unknown, indicate nearest road): <i>2672 Quail Ridge Ave</i>					
<input type="checkbox"/> Revision		Legal Description: <i>026-075-027</i>					
<input type="checkbox"/> Repair, Tank		<i>S 1658' S 1/2 SE</i>					
<input type="checkbox"/> Repair, Treatment Area		Previous Permit #:					
<input type="checkbox"/> System Replacement							
7. Type of Building (Completed by Owner)							
<input checked="" type="checkbox"/> Residential		Number of Bedrooms: <i>4 + 1</i>		<input type="checkbox"/> Commercial/Other Non-Residential		Use:	
Other buildings served by this system: <i>None</i>				<input checked="" type="checkbox"/> Garbage Disposal			
				<input checked="" type="checkbox"/> High Water Usage Appliance (i.e. whirlpool bath, water softener) Qty: <i>1</i>			
Your contractor or system designer should complete the remaining portion of this application.							
8. Primary and/or Mechanical Treatment		Type: <i>Concrete</i>	Manufacturer: <i>Sister</i>	Model:	Size (gal): <i>2000</i>		
		Type:	Manufacturer:	Model:	Size (gal):		
9. Pump/Siphon		Type:	Manufacturer:	Model:	Dosing Frequency:		
<input type="checkbox"/> Not Applicable							
10. Secondary Treatment Area Type: <input type="checkbox"/> Not Applicable							
Type of Laterals	Number of Laterals	Length of ea. Lateral	Other	Other	Maximum Trench Depth (inches):		
<i>36" Chamber</i>	<i>7</i>	<i>100</i>			<i>31</i>		
I hereby attest the truth and accuracy of all facts and information presented on this application. Request for inspection of the system must be made 24 hours in advance. Water at the site to test the distribution box must be available. Mechanical systems require use of a free-access sand filter and must be covered by a maintenance agreement, which must be recorded in the Madison County Recorders Office. Discharge from mechanical systems and sand filters require periodic testing as set forth in IAC Chapter 69 and the results submitted to BOH.						It is unlawful to start construction, reconstruction, or repair of any POWTS prior to issuance of a POWTS permit by the Environmental Health Officer.	
Applicant Signature: <i>Brad Wilford</i>				Date: <i>7/5/06</i>			

VANCE & HOCHSTETLER, P.C.
Consulting Engineers
110 West Green Street
Winterset, Iowa 50273-1533
Telephone: (515) 462-3995
FAX: (515) 462-9845

ONSITE WASTEWATER SITE EVALUATION

Owner: BRAD WILFORD
Address: 113 NE Belaire Road Ankeny IA 50021
Property Address: 2672 QUAIL RIDGE AVENUE
Legal Description: parcel in the NW. 1/4 SE. 1/4 Sec. 26-75-27
Phone Number: home 965-1824
New/Existing?: existing
Bedrooms: 4
Design Flow (gallons/day): 600
Builder: N/A
Plumber: Larry Huff
Current Use: farmstead
Date of Evaluation: 3-4-06
Performed by: JRH

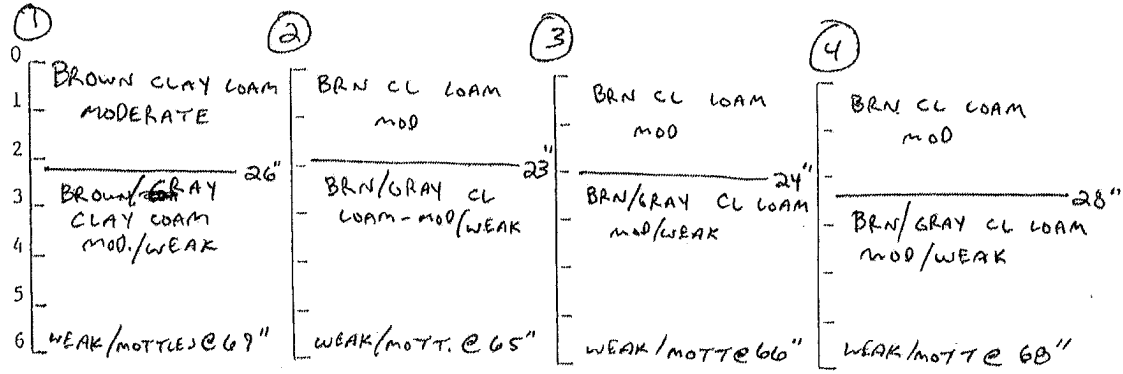
NOTES:

1. Proper maintenance and cleaning of the septic tank will extend the useful life span of the lateral drain field. Installation of an effluent filter will also help the performance of the lateral drain field.
2. All parties involved in the construction process shall take care to protect the area of the lateral drain field from any vehicle traffic or other soil disturbances. Any such soil disturbance shall void the results of this site evaluation. ("Other soil disturbances" include the placement of fill dirt or removal of native soil from the area of the lateral drain field).
3. Any changes to the limiting factors of this project (location of house or drain field, size of house or addition of any accessory structures or driveways, for example), shall invalidate the results of this site evaluation unless said changes are reviewed and approved by the design engineer. Said approval shall be in written form and attached to the original site evaluation.
4. This site evaluation was prepared using data obtained from the test locations shown on the attached sheet, the SCS Soil Survey, Madison County, Iowa, and onsite analysis of the test hole data using visual and textural observation of the soil samples. Soil conditions shown on this site evaluation represent the test hole locations only, and do not reflect any variations which may occur in the area of the lateral drain field. If any variations in the soil inside the lateral drain field become evident during construction, it will be necessary to reevaluate this site evaluation.

WILFORD
ON-SITE WASTEWATER SITE EVALUATION - Sheet 2 of 2

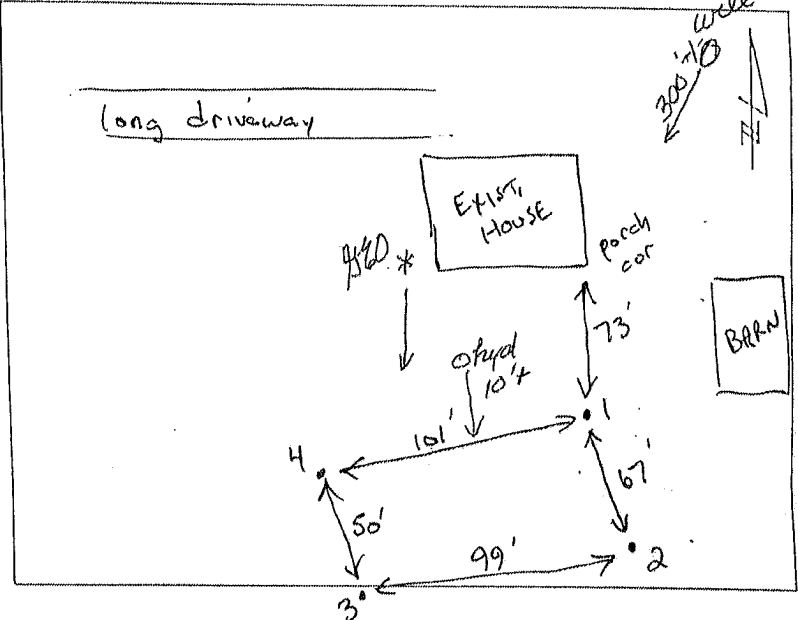
SOIL LOADING RATE: 0.4 gal/sf APPARENT WATER TABLE: 67"
MAX. DEPTH OF TRENCH: 31"

LATERAL FOOTAGE: ~~438~~ **532**
2' wide trench: ~~750~~ 940
3' wide trench: ~~560~~ 700



No ponds stream
No water line - tile gasoline
no

SITE DRAWING



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

J. Russell Hochstetler 3-6-06
J. RUSSELL HOCHSTETLER Date

License # 13852
My license renewal date is December 31, 2007.

Pages or sheets covered by this seal:
SOIL ANALYSIS

Permit No 093-06 Name: Wilford 911 Sign Locate

Date of Inspection: 7/7/06 Inspected by: Elton Root

Contractor: Huff & Son

Dwelling under construction or moved in Yes No

Setbacks

Meets required setbacks.

- Rural Water Yes No
- Private wells/Groundwater heat pump bore holes/suction water lines/lakes
 - Outside required 50-foot setback for tank Yes No
 - Outside required 100-foot setback for laterals Yes No
- Streams/ponds (25-25 ft)-ditches (10-10 ft) Yes No
- Indications of water lines under pressure Yes No

Comments:

Building Sewer

- Clean outs – one right outside of house Yes No
- **location of cleanout inside house and set requirement**
- Pipe is sch 40 and has a 4-inch diameter. Yes No
- Grade – has adequate fall. Yes No

Comments:

Tank

- Tank. Manufacture Lister Concrete Plastic
- Capacity 2000 -gallon
- Two compartments, both meet the specs for capacity. Yes No
- Baffle Yes No
- Inlet/Outlet tees are ok. Yes No
- Effluent filter in the outlet. Yes No Manuf. Zabel
- Tank depth. 12 inches
- Risers Yes No
- Lids above grade screwed on Yes No Will be

Comments:

Distribution Box

- Brand Tuf-Tite Other
- Bedded in cement. Yes No Will be
- Has required inlet baffle. Yes No Will be
- Outlet levels –are level. Yes No Unknown

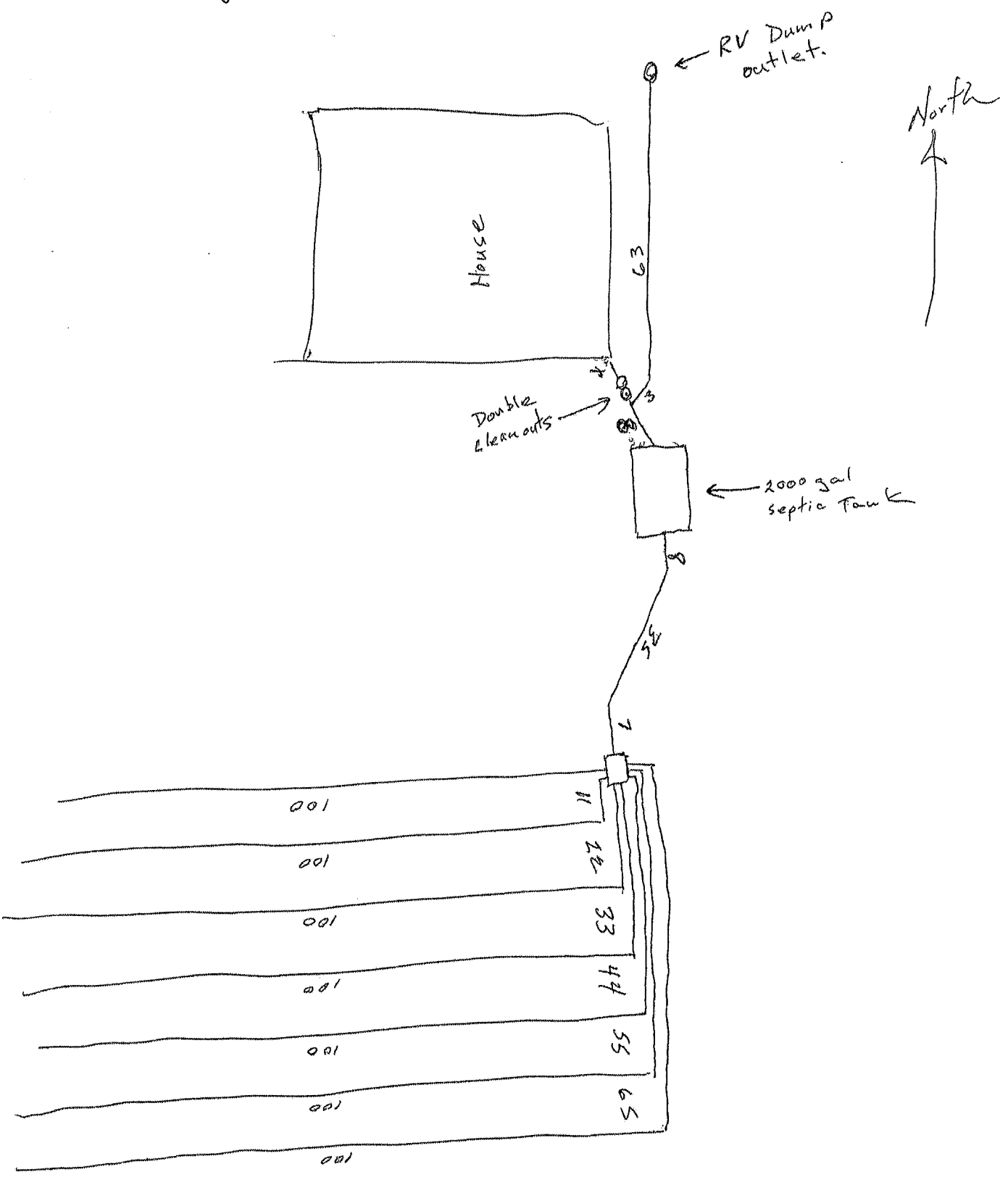
Comments:

Laterals

- Distribution lines: 4-inch PVC pipe – SCH35
- Distribution lines screwed to laterals. Yes No Will be
- Lateral used. EQ36 Reduction? Yes No
- Lateral depth 30 inches Perc depth 31 inches
- Laterals were level. Yes No
- Adequate amount of undisturbed soil between laterals. Yes No
- Distance 6 feet between laterals.

Comments:

Permit # 093-06 Wilford Inspection 7/7/06
2672 Quail Ridge Ave.



11231

E.D.I.N. 42-1421732



Recyclable



The Grease Trap Cleaners

A Division of

WIEGERT DISPOSAL INC.

P.O. Box 344

1-800-728-4908

Martensdale, IA 50160

Customer's Order No.

Date 10-7-24

Sold To Ben Beckwell

Address 2672 Quail Ridge Ave Peru

CASH	CHARGE ✓	C.O.D	SALESMAN	REC. ON ACCT.
------	-------------	-------	----------	---------------

QUAN.	DESCRIPTION	PRICE	AMOUNT	
1	Grease Trap Cleaning Septic		500	00
	In Good Working Order			
	At This Time of Pumping			

Thank You

Net 15 Days

TAX	35	00
TOTAL	535	00

SIGNATURE _____