



Document 2024 GW372

Book 2024 Page 372 Type 43 001 Pages 13
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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 Carl W. Lyons, Jr. and Shirley L. Lyons
Address 401 SW Mills Street Greenfield, IA 50849
Number and Street or RR City, Town or PO State Zip

TRANSFeree:

Name Alexis Olsen
Address 2457 105th St Van Meter IA 50261
Number and Street or RR City, Town or PO State Zip

Address of Property Transferred:

2457 105th St. Van Meter, IA 50261
Number and Street or RR City, Town or PO State Zip

Legal Description of Property: (Attach if necessary)

See Exhibit 1

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."

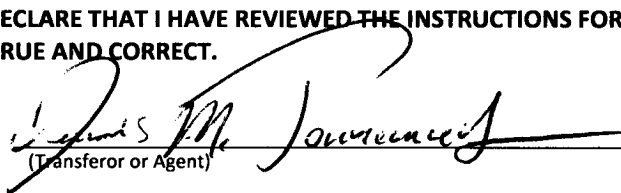
Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

- 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:

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

Signature:


(Transferor or Agent)

Telephone No.:

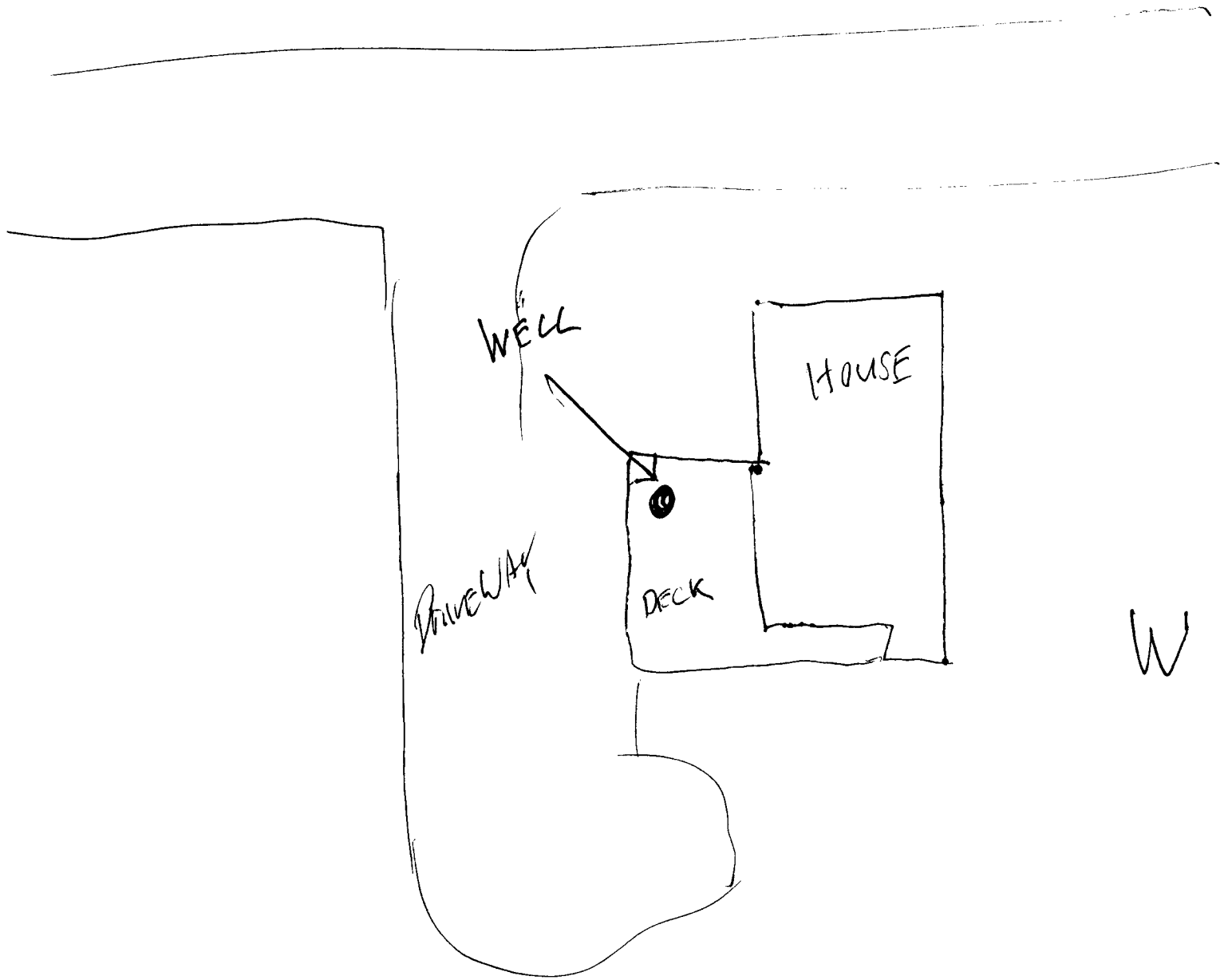
515.480.7901

Exhibit 1

A parcel of land in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Center of Section Four (4), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence, along the South line of the Northeast Quarter ($\frac{1}{4}$) of said Section Four (4), North $90^{\circ}00'00''$ East, 450.67 feet to the point of beginning. Thence continuing North $90^{\circ}00'00''$ East, 869.04 feet, along said South line; thence North $00^{\circ}48'23''$ West, 139.15 feet; thence North $82^{\circ}20'38''$ West, 509.96 feet; thence North $89^{\circ}23'21''$ West, 358.34 feet; thence South $00^{\circ}54'33''$ West, 210.93 feet to the point of beginning. Said parcel of land contains 3.739 acres including 0.739 acres of public road right of way.

S

WELL LOCATION MAP



WELL IS LOCATED UNDER THE DECK.

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TIME OF TRANSFER INSPECTION TOT# 8687 SETH BROWN CERT # 13190

Site Information

Parcel Description: **11102042600200**

Address: **2457 105th St, Van Meter, IA 50261**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **CARL & SHIRLEY LYONS**

Email Address:

Address: **2457 105th St, Van Meter, IA 50261**

Phone No:

Additional Contact Information

Name	Email Address	Affiliate Type
DENNIS TONNEMACHER	dennis.tonnemacher@cbdsm.com	Realtor

Site related information

No Of Bedrooms: **3**

Inspection Date: **01/18/2024**

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: **No**

County contacted for records: **Yes**

Property Information Comments:

All wastewater does not go to septic. The kitchen sink goes down through floor. The washing machine discharges into utility sink which discharges to the floor drain. Septic stack goes out west wall. Recommend that kitchen sink and washing machine be re-routed to go to septic

Primary Treatment:

Tank 1

Tank Name: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **750**

Tank Material: **Other**

Tank Corrosion Type: **Slight**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **Rogers Septic**

Date Pumped: **1/18/2024**

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

Well Type:

Distance To Well (Ft.):

Is Accessible: **Yes**

Lid Intact: **Yes**

Risers Intact: **No**

Effluent Filter Present:

Watertight: **Yes**

Tank/Vault Pumped: **Yes**

Inlet Baffle Present: **No**

Outlet Baffle Present: **No**

Functioning as Designed: **Yes**

Tank Comments:

General Primary Treatment Comments:

Distribution Type

Distribution System : **No**

General Distribution System Comments :

Secondary Treatment

Secondary Treatment: **No**

General Secondary Treatment Comments: **There is no secondary treatment. Outlet wyes off into tile line. I did hydraulic load test roughly 150 gallons and water went away.**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **SethB - Seth Brown - Jan 18, 2024 1:43 PM**

All wastewater does not go to septic. The kitchen sink goes down through floor. The washing machine discharges into utility sink which discharges to the floor drain. Septic stack goes out west wall. Recommend that kitchen sink and washing machine be re-routed to go to septic. 750 gallon watertight homemade concrete septic tank in working condition. Buried with 1.5 ft of dirt cover. Exposed inlet and outlet lids. No inlet or outlet baffles, no outlet filter. Probed outlet side of tank, unable to probe through. Inlet line is cast iron. 2 compartment tank. Ran camera down discharge pipe. There is no secondary treatment. Outlet wyes off into tile line. I did hydraulic load test roughly 150 gallons and water went away.



TIME OF TRANSFER INSPECTION TOT# 8687 SETH BROWN CERT # 13190

Owner Name: **CARL & SHIRLEY LYONS**

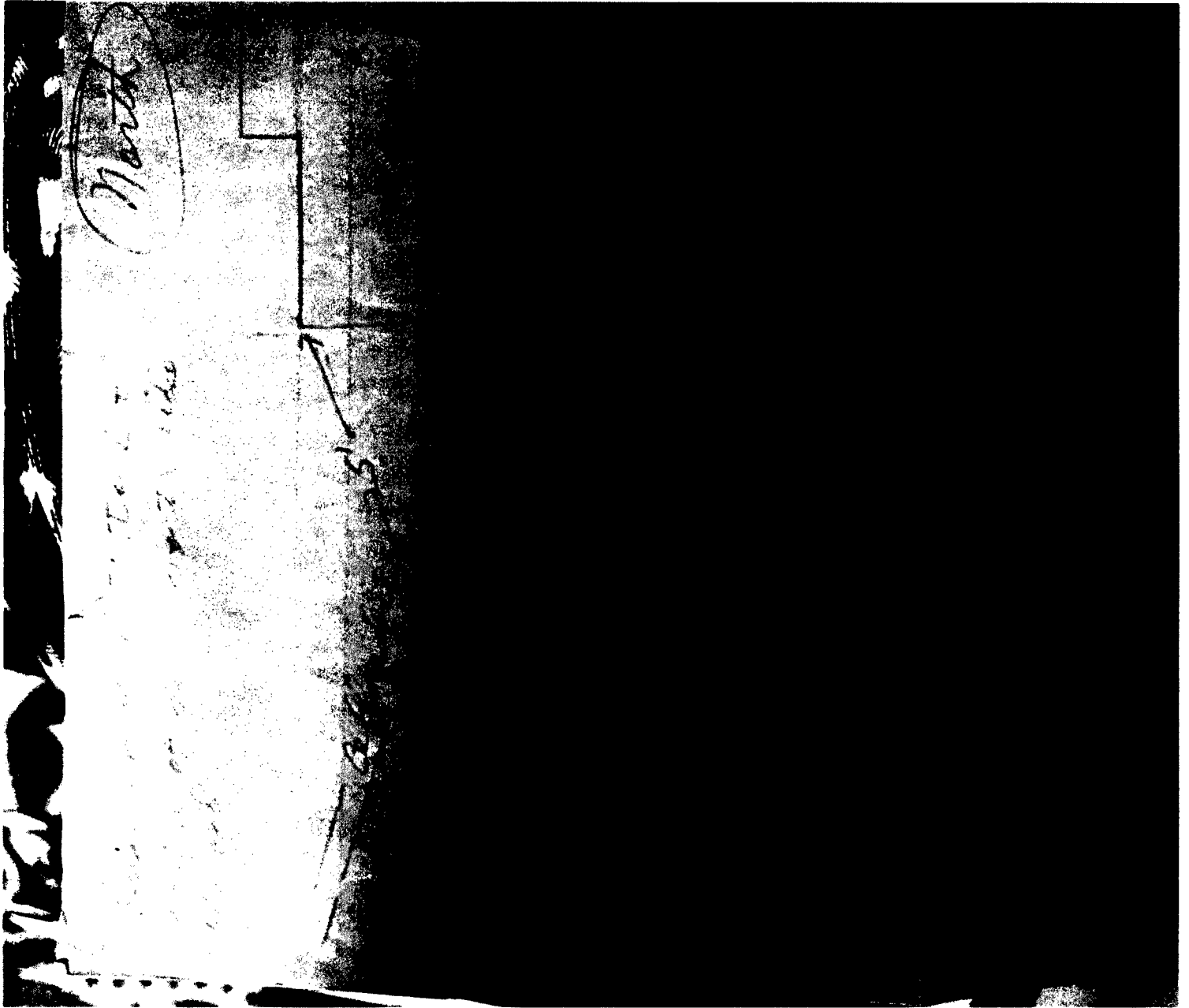
Address: **2457 105th St , Van Meter , IA 50261**

County: **Madison**

Inspection Date: **01/18/2024**

Submitted Date: **1/18/2024**

As-built Diagrams







Proposal

Allen Akers
2204 175th Ct
Winters CA
50273

515-468-0091

Caldwell Banker
515-480-7901 call
Dennis Lennemecher

Proposed Submitted To: Shirley Lyons		Job Name	Job #
Address: 2457 105 th		Job Location 2457 105 th	Date of Plans
Van Meter IA		Date 2-9-24	Architect
Phone #	Fax #		

We hereby submit specifications and estimates for:

300 ft Low Prow 6 End Caps 24" Deep
 1200 gal Listers 2 compartment tank
 D Box 2 lines 10 bag cement

(if I can Rize coming out of house)

Need to get permit EX that's EX
 Soil test EX

\$14,200

Materials and labor - complete in accordance with the above specifications for the sum of _____ Dollars

in full when County pass it

Respectfully submitted Allen Akers

Note - this proposal may be withdrawn by us if not accepted within 90 days.

Source of Proposal

Signature _____

Signature _____



IOWA DEPARTMENT of NATURAL RESOURCES
 TIME OF TRANSFER INSPECTION WAIVER
 BINDING AGREEMENT for FUTURE INSTALLATION
 542-0064

This agreement is entered into this 9th day of February, 2024 by and
 between the Madison County Board of Health and Alexis Olsen 515-657-2546
35185 Bordeaux Ct. Waukee

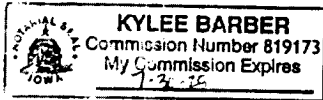
It is understood that Iowa Code 455B.172(11) requires an inspection of the private sewage disposal system on all properties not specifically exempted in Iowa at the time of transfer.

The property located at 2457 105th St Van Meter, IA 50261, Iowa is subject to the inspection,
 and the buyer Alexis Olsen understands there is not an adequate private
 sewage disposal system serving this property.

It is hereby agreed that the time of transfer inspection will not be required and the buyer agrees that a code compliant private sewage disposal system or connection to a public sewer shall be installed to serve the property and shall be completed no later than 10th day of May, 2024

Dated the 9th day of February, 2024
[Signature] BUYER [Signature] COUNTY BOARD OF HEALTH or AUTHORIZED REPRESENTATIVE

This instrument was acknowledged before me on February 9th, 2024
 by Alexis Olsen



[Signature]
 Notary Public