

BK: 2025 PG: 2977  
Recorded: 11/5/2025 at 8:09:29.0 AM  
Pages 7  
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 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 Stacy Christiansen and Lisa Gregerson and William Gregerson

Address	<u>14814 Summerset Rd</u>	<u>Indianola</u>	<u>Iowa</u>	<u>50125</u>
	Number and Street or RR	City, Town or PO	State	Zip

**TRANSFeree:**

Name Jake Bigelow and Crystal Bigelow

Address	<u>1854 275th St</u>	<u>Winterset</u>	<u>Iowa</u>	<u>50273</u>
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

	<u>2089 270th St</u>	<u>Winterset</u>	<u>Iowa</u>	<u>50273</u>
	Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Parcel "A" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County Iowa containing 5.196 acres, as shown in Plat of Survey filed in Book 2, Page 458 on April 6, 1994, 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: 2025-493657

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 is located just North of the 2 car garage

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

515 210 8179

**TIME OF TRANSFER INSPECTION TOT# 18139 BEN BEDWELL CERT # 11612**

Site Information

Parcel Description: **560112688002000**

Address: **2089 270th street, Winterset, IA 50273**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Lisa Gregerson**

Email Address: **lisa.gregerson@yahoo.com**

Address: **14814 Summerset Rd, Indianola, IA 50125**

Phone No: **515-210-8179**

Site related information

No Of Bedrooms: **1**

Inspection Date: **10/10/2025**

Facility Type: **Residential**

Currently Occupied: **No**

Last Occupied: **04/01/2025**

System Installation Date:

Permit issued by County: **No**

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): **Unkown**

Tank Material: **Concrete**

Tank Corrosion Type: **Moderate**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **N/A**

Date Pumped: **10/10/2025**

Meets Setback to Well: **Yes**

Well Type: **Private**

Distance To Well (Ft.): **70**

Is Accessible: **Yes**

Lid Intact: **Yes**

Risers Intact: **No**

Effluent Filter Present:

Watertight: **No**

Tank/Vault Pumped: **No**      Inlet Baffle Present: **No**      Outlet Baffle Present: **No**      Functioning as Designed: **No**  
Tank Comments: **Outlet side of tank was cracked**

General Primary Treatment Comments:

**Distribution Type**

Distribution System : **No**

General Distribution System Comments :

**Secondary Treatment**

Secondary Treatment: **No**

General Secondary Treatment Comments:

**Narrative Report**

TOT Inspection Report Overall Narrative Comments: **The septic tank was cracked on the outlet side. We traced the outlet pipe on the tank and we stopped in the middle of the road east of the tank. The clay tile was shifted and we could not trace farther. We did not find any secondary treatment. If there was any secondary treatment it was not located on the property.**



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS  
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

## TIME OF TRANSFER INSPECTION TOT# 18139 BEN BEDWELL CERT # 11612

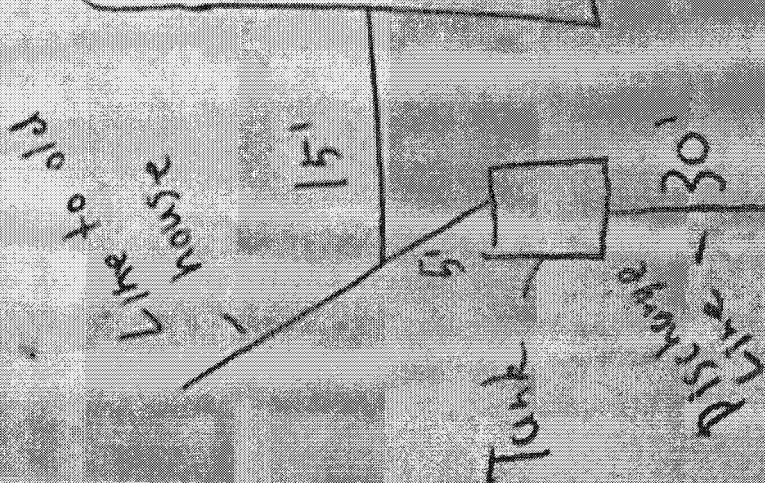
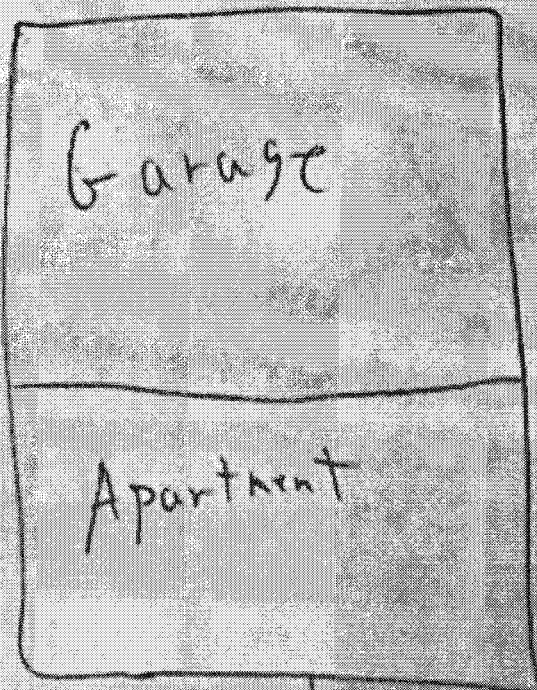
Owner Name: Lisa Gregerson

Address: 2089 270th street , Winterset , IA 50273

County: Madison

Inspection Date: 10/10/2025

Submitted Date: 10/15/2025



Road