

BK: 2025 PG: 585
Recorded: 3/12/2025 at 10:45:18.0 AM
Pages 8
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**

TRANSFEROR:

Name: Madison County Winery, LLC
Address: 4507 NW 98th Street, Urbandale, IA 50322

TRANSFeree:

Name: Durnan Wine, LLC
Address: 3021 St. Charles Rd, St. Charles, Iowa 50240

Address of Property Transferred: 3021 St Charles Rd, St. Charles, Iowa 50240

Legal Description of Property:

The West 228 feet of the East 294 feet of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼); and also beginning at the Northeast Corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼), thence South 388.50 feet; thence South 89°20' West along the tangent and centerline of the public highway 294 feet; thence North 376 feet to the North line of the said North line to the point of beginning, subject to road easement along the South side thereof, and the West 46 rods and 14 feet of the South 70 rods of the East 42 Acres of the North Half (N ½) of the Northwest Quarter (NW ¼), all in Section Twenty-One (21), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., 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.

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 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:

1. A well is situated on the east side of the driveway next to the ditch.


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

Signature:


Doug Bakker

Telephone No.: (515) 710-0561

Signature:


Cheryl Bakker

**TIME OF TRANSFER INSPECTION TOT# 9398 MIKE HARKIN CERT # 9450**

Site Information

Parcel Description: **500092144010000**Address: **3021 ST. Charles RD, St. Charles, IA 50210**County: **Madison**

Owner Information

Property is owned by a business: **Yes**Business Name: **Madison County winery**

Owner Name:

Email Address: **bakkerd@mchsi.com**Address: **3021 ST. Charles RD, St. Charles, IA 50210**Phone No: **515-710-0561**

Additional Contact Information

Name

Doug Bakker

Email Address

Bakkerd@mchsi.com

Affiliate Type

Owner

Site related information

No Of Bedrooms: **0**Inspection Date: **03/29/2024**Facility Type: **Commercial**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:

Zip code is 50240

Primary Treatment

Tank 1

Tank Name: **Tank 1**Type: **Septic Tank**Tank Size (Gal): **1000**Tank Material: **Plastic**Tank Corrosion Type: **None**Liquid Level Type: **Normal**No. of Compartments: **2**Pump Tank Chamber: **No**Licensed Pumper Name: **Wiegert**



TIME OF TRANSFER INSPECTION TOT# 9398 MIKE HARKIN CERT # 9450

Owner Name: **Madison County winery**

Address: **3021 ST. Charles RD , St. Charles , IA 50210**

County: **Madison**

Inspection Date: **03/29/2024**

Submitted Date: **4/3/2024**

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).

Date Pumped: **3/29/2024** 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: **Septic tank was in working condition**

General Primary Treatment Comments:

Septic tank is in good condition

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 : **Water level in Distribution box was at the bottom of speed levels, looks good**

Secondary Treatment

Lateral Field1

Distribution Type: **Distribution Box** Material Type: **Leaching Chamber** Trench Width: **24**
Lines: **4** Total Length of Absorption Line: **200** System Hydraulic Loaded: **Yes**
Gallons Loaded: **250** Meets Setback to Well: **N/A** Well Type:
Distance To Well (Ft.): Lateral Lines Probed: **Yes** Saturation or Ponding Present: **Yes**
Grass Cover Present: **Yes** Lateral Lines Equal Length: **Yes** System Located on Owner Property: **Yes**
Easement Present: **N/A** Functioning as Designed: **Yes**
Comments: **Laterals had no ponding,soil was moist,they were draining water draining at time of inspection**

General Secondary Treatment Comments: **Septic system was properly working at time of inspection,this is not a guarantee for future operation**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **The septic system was properly working,& functioning as design**

