

Document 2025 GW884

Book 2025 Page 884 Type 43 001 Pages 16 Date 4/14/2025 Time 1:27:32PM Rec Amt \$.00

INDX ANNO SCAN

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 lowa Code 428A.1(2), STOPHERE: Pursuant to lowa 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

Name	Susan C. McDonald Revocable Trust under Agre	ement dated April 17, 2020		.,				
Address	350 N 38TH ST Cumming IA 50061							
	Number and Street or RR	City, Town or PO	State	Zip				
TRANSF	EREE;							
Name	Lance A. Rainforth and Larry G. Rainforth							
Address	2678 Truro Rd, Saint Charles, IA 50240							
	Number and Street or RR	City, Town or PO	State	Zip				
Address	of Property Transferred:							
2678 Tru	ıro Rd, Saint Charles, IA 50240							
Number and Street or RR City, Town or PO State Zip								
Legal De	escription of Property: (Attach if necessary)							
See attac	hed.							
				···········				
1. Wells	(check one) No Condition - There are no known wells situated condition Present - There is a well or wells situated stated below or set forth on an attached separate	ted on this property. The type(s), lo	cation(s) and legal sta	atus are				
	Waste Disposal (check one) No Condition - There is no known solid waste dis Condition Present - There is a solid waste dispose in Attachment #1, attached to this document.		ition related thereto i	s provided				

TDANICEEDAD.

dous 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.
rground 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.
e 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.
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:

February 15, 2023 FILE WITH RECORDER DNR Form 542-0960

Review the following two directions carefully:

A. If you selected a box stating "No Condition" for every numbered section above, <u>STOP HERE</u>. 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 lowa 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 <u>any</u> box stating "Condition Present" for <u>any</u> 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 longed North of the She

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

Signature: Jan Mc Dudd Trusten Telephone No.: 575-669-4997

February 15, 2023 FILE WITH RECORDER DNR Form 542-0960



GOVERNOR KIM REYNOLDS
DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 12887 BEN BEDWELL CERT # 11612

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Parcel Description: 500092566005000

Address: 2678 truro rd, St. Charles, IA 50240

County: Madison

Owner Information ----

Property is owned by a business: No

Business Name:

Owner Name: susan mcdonald trust

Email Address: johnmac2678@gmail.com
Address: 2678 truro rd, St. Charles, IA 50240

Phone No: 515-669-4997

Site related information

No Of Bedrooms: 2

Facility Type: Residential

Last Occupied:

Permit issued by County: Yes

All plumbing fixtures enter septic system: Yes

Property Information Comments:

Inspection Date: 10/23/2024

Currently Occupied: **Yes**System Installation Date:

by stern mistandarion but

Permit Number:

County contacted for records: Yes

Primary Treatment

Tank 1

Tank Name: Tank 1

Tank Material: Concrete

No. of Compartments: 2

Date Pumped: 10/24/2024

Distance To Well (Ft.):

Risers Intact: Yes

Type: Septic Tank

Tank Corrosion Type: None

Pump Tank Chamber: No

Meets Setback to Well: N/A

Is Accessible: Yes

Effluent Filter Present: Yes

Tank Size (Gal): 1500

Liquid Level Type: Normal

Licensed Pumper Name: Wiegert

Well Type:

Lid Intact: Yes

Watertight: Yes

Tank/Vault Pumped: Yes	Inlet Baffle Present: Yes	Outlet Baffle Present: Ye	Functioning as Designed: Yes
Tank Comments:			
eneral Primary Treatment Com	ments:		THE
stribution Type			en ante en la composition de la composition della composition dell
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Distribution Box 1			
Label: Distribution Box 1	Material Type: Pl a	astic Ac	cessible: Yes
Box Opened: Yes	Baffle Present: Ye		peed Levelers Present: Yes
Watertight: Yes	Functioning As De	esigned: Yes	
anoral Distribution System Cor	m no onto ·		
eneral Distribution System Cor	nments :		
econdary Treatment			
Lateral Field1			
Distribution Type: Distribution	on Box Material Type: Le	eaching Chamber Tro	ench Width: 36
Lines: 4			stem Hydraulic Loaded: Yes
Gallons Loaded: 300	Meets Setback to		ell Type:
Distance To Well (Ft.):	Lateral Lines Prob	ed: Yes Sa	turation or Ponding Present: No
Grass Cover Present: Yes	Lateral Lines Equa	l Length: Yes Sy	stem Located on Owner Property: Yes
Easement Present: N/A	Functioning as De	signed: Yes	
Comments:			
	omments:	•	
eneral Secondary Treatment Co			
eneral Secondary Treatment Co			



GOVERNOR KIM REYNOLDS
DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 12887 BEN BEDWELL CERT # 11612

Owner Name:

susan mcdonald trust

Address:

2678 truro rd , St. Charles , IA 50240

County:

Madison

Inspection Date:

10/23/2024

Submitted Date:

10/27/2024

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).

10/27/2024 8:53:34 PM Page: 3 of 3 DNR Form 542-0191

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: 024-10

Date Issued: 7/2/10

Issued to: John & Susan McDonald

Address: 2700 Woodland Ave.

St. Charles, IA 50240

2678 Iruso Rd

PID #500092566005000

Legal Description: SW SW EX S700' W435' (6.99A) & EX PAR A 3A Section 25-75-26

POWTS Components Specifications: 1500 gal. Septic Tank & 4ea. 36in. Chamber laterals @ 100ft.

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: A curtain drain is to be installed up slope from the lateral field.

Environmental Health Officer

The he Roll

Madison County

Office of Zoning and Environmental Health

Madison County Office of Zoning & Environmental Health

Application to Construct Private Sewage Disposal System (PSDS)

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

	0	ffice Use Or	ıly	Temp E911:			
Tracking No.	1	Fee Paid	Check#	Date Issued		Section/Township	
024-10	7-2-10	750	6156	1-2-10		25 South	1

Application will not be accepted until site and soil analysis/percolation information 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 along with appropriate forms for recording before a permit will be issued.

recording before a permit will be issued.										,		
Please Print	All Informa	tion.										
1. Owner Info	rmation (Appli	cant)			2. Installation Contractor Information							
First Name		Last Na	me /		First Name Last Name							
O4n	<u>/</u>	IIICL	DOMALO			ArK		Mease				
Address 2700	Wood	and			Address	1989 Th	uro R	J				
City			State	Zip	City State Zip							
27. 6	HAM e	1 -	17	50240	7	ruro 1	A .	50257				
Phone Number			Il Phone		Phone Nur	nber (area code)	. 	Cell Phone				
575-66	9-499	2						5/5-4	168	2-1671		
3. System Req	uirement Infor	mation			4. Site and Soil Evaluator (Percolation Test/Soils Analysis)							
IAC CHAPT	ER 69 DOUBL	E COMPAR	TMENT TANK R	EQUIRED	PERO			YSIS MUST BE C				
		Min	imum Tank Size	e Required								
1-3 Bedroom			1250	•	Date test	taken 5/13/10	Test take	en by <u>Lvuij</u> Failed:	02	BC PC		
4 Bedroon	1		1500		Passed:	<u></u>	-	Failed:				
5 Bedroon	1		1750		Percolati	on Kate:						
6 Bedroon	1		2000		Soils Lo	ading Rate: _	158		_			
5. Type of Subr	nittal	6. Addı	ess Information									
New House		011 444	ress or nearest roa	a. 267	78	12400	01					
□ Existing Hou	se		ress or nearest roa	a: <u> </u>	0	1 -470 1	C.01					
Repair, Tank		Legal Do	scription:	らい らん	EXT	700 W4	4.301	// gant i	6 .	PArcel 3A		
Repair, Treat	ment Area	i		A1 ~		,		Collins 4	Ľχ	PATCEL 3A		
System Repla	acement			023	075 026							
Previous Permi												
7. Type of Buil Building Square			irooms: 4	Number of Bath	roome: 2½	Non-Resider	ntial ucec					
Other buildings					umstances which may affect water usage: None							
	MA				rs must be routed to a brine pit independent of septic system.							
	<u> 1717</u>	Vous contra	ctor or system desi						em.			
8. Tanks		rour contra	ctor or system desi	gner snoutu ed	impiete the	cmaining portio	m or this a	application.				
Septic Tank		Type: / C	crete	Size: 15	TO SAL	Manufacturer:	Pell	A Pro CAUT				
Pump Tank		Туре:		Size:		Manufacturer:						
Additional Tank Type:				Size:		Manufacturer:						
9 Secondary 7	reatment Area	3611										
Laterals	Type: Blo a		Length of each:	1001	Total nur	nber: 😽		Maximum trench	Depth:	244-311		
Sand Filter	Square ft.: Length:			Width:								
Peat System	Model:				+			-				
Other	Description:					· · · · · · · · · · · · · · · · · · ·		 				
for inspectio box must be a recorded in th	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. Discharging systems must be covered by a maintenance agreement, which shall be recorded in the Madison County Recorders Office. Discharging systems also require periodic testing as set forth in IAC Chapter 69 and Madison County Environmental Health Regulations. Applicant Signature: Date: It is unlawful to start construction, or repair of any PSDS prior to issuance of a PSDS permit by the Environmental Health											
	-Marcal W	101 100	1 }			10 7	-2-20	וסוט	Offi	cer.		

MC-ZEH Form EH01

00 Tax Dist 500 000 Class A RLI1002 PID 500092566004000 INQUIRY 2009 061 Map# 000001225300008 GIS# Real Estate Inquiry Property 004094100 DED Mcdonald, John K & Susan C Ownership 2700 Woodland Ave St Charles IA 50240-00000000 City ST CHARLES Location 2700 Street WOODLAND AVE Recorded REC 136 Documents Misc Exempt Code No Ag Cr Vin Sec-Twp-Rng 025 075 026 Cty-Adn-Blk 00025 Title Legal Desc SW SW EX S700' W435' (6.99A) & EX PARCEL A 3A Applications Typ 1 AGL Ovr Amt 12,483 Typ 2 Ovr Amt Typ 4 Ovr Amt Typ 3 Ovr Amt Acres Тур Value Rollback Acres 100%Gs 22,300 30.01 LND 22,300 14,779 28.68 Gr 100%Nt 22,300 Ex 1.33 EXM 1.33 14,779 PE .00 TaxGrs .00 Milt Dr TaxNet 14,779 Net 28.68 F3=Exit F10=Owners F12=Prev F13=Rec Doc F14=Image F15=Legal F16=Notes

F17=IE F18=TaxHist F19=Aplc F20=Value F21=Print F22=View Image F23=Indexing



BOECKMAN SERVICES

1990 CLOVER AVENUE CRESTON, 14 50801 PHONE: (641)-782-4595 Louis Boeckman, CPSS-PSCI

May 17, 2010

MADISON COUNTY HEALTH & ZONING Elton Root, Sanitarian PO Box 152 Winterset, IA 50273-0152

> RE: Soil Analysis for John McDonald 2678 Truro road St. Charles, IA 50240

Section 25 South Township

Dear Mr. Root:

Enclosed are the soil analysis results conducted on May 15, 2010 and soil transect for a new home site of John McDonald located in section 25 of South Township near St. Charles, Iowa.

Two sites were investigated for this home site. One of sites is located east of the proposed building and home sites. An alternative site is located west of the home site identified as test hole 6. Both sites have similar soils and occur near drainage ways.

The loading rate is .58 gallons per square foot for the potential soil absorption field. The total footage for the field if constructed would be 600 feet with a 2-foot trench width for 600 gallons per day water usage. The wide chamber product can be used with 400 feet of 3-foot trench at this home site.

Soil borings indicate the soils are **Nira soils**. Soils at this site are **moderately well drained** and have a **seasonal high water table of 2 to 5 feet** during spring months or during heavy rainfall periods. Seasonal high water table was observed at depths of 32-54 inches.

If this site is used for soil absorption field, trenches must be constructed at depths of 24-30 inches with a maximum depth of 36 inches. Construction of trenches can be installed upslope from test hole 5 and 6 to allow for greater depth to limiting layers.

It is recommended a curtain drain installed upslope of the field at depth of 5-7 feet. This will maintain a lower water table and improve performance of the field.

At either site, a pump system will be required to service the basement of the home site. There is possibility the shop building will have a bathroom and a sewer dump for a RV camper.

If there are any questions, you can contact me at 641-344-6408.

Respectfully submitted

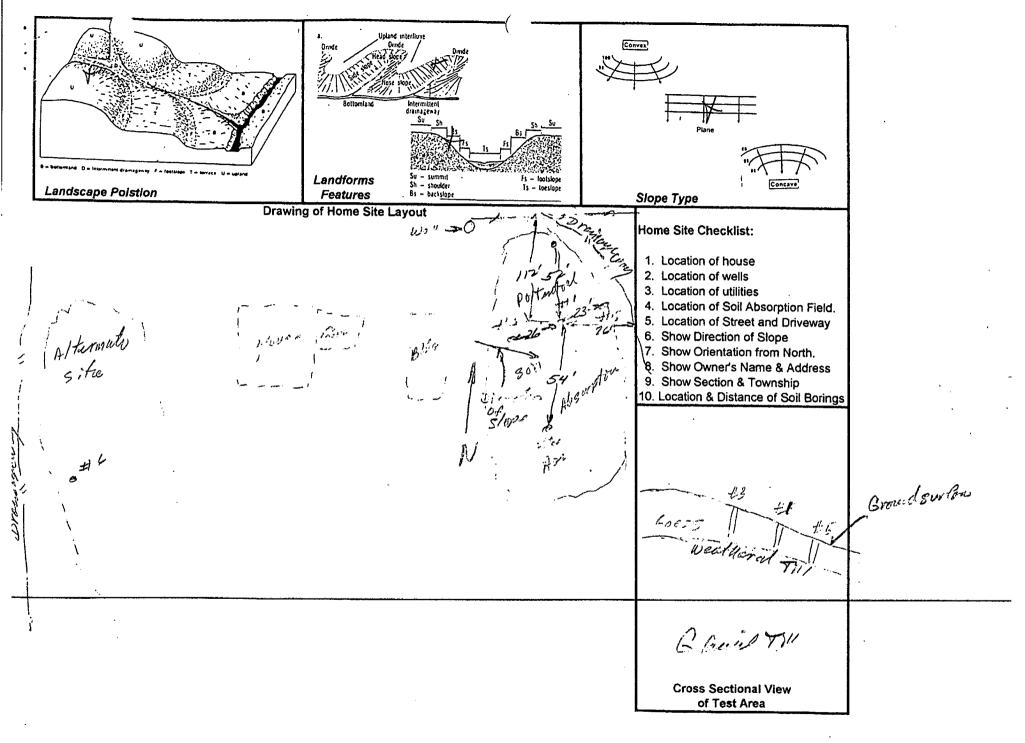
Louis Boeckman, CPSS

Enclosure:

Soil Analysis Results
Soil boring & Transect
Drawing of Site
Invoice-Sent to John McDonald

Cc: John McDonald

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Permit No 024-10 Name: McDonald 911 Sign Loc Date of Inspection: 10/1/10 Inspected by: Elton Root Contractor: Mark Mease Dwelling under construction or moved in Yes No		
Setbacks		
Meets required setbacks.		
 Rural Water Private wells/heat pump wells/suction water lines/lakes Outside required 50-foot setback for tank Outside required 100-foot setback for laterals Streams/ponds (25-25 ft)-ditches (10-10 ft) Indications of water lines under pressure Comments:	Yes 🖂 Yes 🖂 Yes 🖂 Yes 🖂 Yes 🖂	No
 Building Sewer Clean outs – one right outside of house location of cleanout inside house and set requirement Pipe is SCH 40 and has a 4-inch diameter. Grade – has adequate fall. Comments: 	Yes ⊠ Yes ⊠ Yes ⊠	No No No No
 Tank Septic Tank Size & Manufacturer Pella 1500 Concrete Pump Tank Size & Manufacturer Concrete Septic compartments, meet the specs for capacity. Baffle Inlet/Outlet tees are ok. Effluent filter in the outlet. Yes No Manufacturer Manufacturer Manufacturer Concrete Tank depth. 12 inches Risers Lids above grade screwed on 		
Comments:		
 Distribution Box Brand <u>Tuf-Tite</u> Other Bedded in cement. Has required inlet baffle. Outlet levels –are level. Comments: 	Yes Yes Yes	No Will be No Will be No Unknown
 Laterals Distribution lines: 4 -inch PVC pipe – SCH40 Lateral used. 36in. Chamber Reduction? Lateral depth. 28 inches Perc depth 36 inches Laterals were level. Adequate amount of undisturbed soil between laterals. Distance 7 feet between laterals. Comments:	Yes ⊠ Yes⊠ Yes⊠	No

Permit # 024-10 McDonald Inspection 10/1/10 Truro Road



Permit # 024-10 Inspection 10-1-10

