

BK: 2025 PG: 911
Recorded: 4/17/2025 at 8:25:46.0 AM
Pages 11
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 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	David E. Nitzel and Diane M. Nitzel		
Address	2623 Timber Lane	Saint Charles	IA 50240
	Number and Street or RR	City, Town or PO	State Zip

TRANSFeree:

Name	Jeremy Gaumer and Paige Gaumer		
Address	2623 Timber Lane	Saint Charles	IA 50240
	Number and Street or RR	City, Town or PO	State Zip

Address of Property Transferred:

	2623 Timber Lane	Saint Charles	IA 50240
	Number and Street or RR	City, Town or PO	State Zip

Legal Description of Property: (Attach if necessary)

See attached Legal Description - Exhibit A

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.

1. 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.

2. 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.

3. 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.

4. 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:

See attached TOT report Septic Permit no 2025-10

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.: _____

515-418-0598



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 13923 SETH BROWN CERT # 13190

Site Information

Parcel Description: 500092944011000

Address: 2623 Timber Ln, St. Charles, IA 50240

County: Madison

Owner Information

Property is owned by a business: No

Business Name:

Owner Name: David & Diane Nitzel

Email Address: dianenitzel@hotmail.com

Address: 2623 Timber Ln, St. Charles, IA 50240

Phone No: 515-418-0598

Additional Contact Information

Name

Email Address

Affiliate Type

Jeremy & Paige Gaumer

jgaumer88@gmail.com

Buyer

Site related information

No Of Bedrooms: 3

Inspection Date: 02/05/2025

Facility Type: Residential

Currently Occupied: Yes

Last Occupied:

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:

fsbo

Primary Treatment

Tank 1

Tank Name: Tank 1

Type: Septic Tank

Tank Size (Gal): 2000

Tank Material: Concrete

Tank Corrosion Type: Slight

Liquid Level Type: Normal

No. of Compartments: 2

Pump Tank Chamber: No

Licensed Pumper Name: Rogers Septic

Date Pumped: **2/5/2025** 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: **No**
Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **No**
Tank Comments:

Tank 2

Tank Name: **Tank 2** Type: **Pump Tank** Tank Size (Gal): **500**
Tank Material: **Concrete** Tank Corrosion Type: **None** Liquid Level Type: **Normal**
No. of Compartments: **1** Pump Tank Chamber: **No** Licensed Pumper Name: **Rogers Septic**
Date Pumped: **2/5/2025** Meets Setback to Well: **N/A** Well Type:
Distance To Well (Ft): Is Accessible: **Yes** Lid Intact: **Yes**
Risers Intact: **Yes** Effluent Filter Present: Watertight: **Yes**
Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **No** Functioning as Designed: **Yes**
Tank Comments:

General Primary Treatment Comments:

Septic tank is located between two trees within 10ft. Inlet side of tank is packed with roots infiltrating the tank indicating the tank is not watertight. Had to break a hole in roots to pump inlet side. Was not able to get mass out.

Distribution Type

Pump System 1

Label: **Pump System 1** Accessible: **Yes** Control Box Functioning: **Yes**
Alarm(s) Present and Functioning: **Yes** Functioning As Designed: **Yes**

General Distribution System Comments :

Secondary Treatment

Mound1

Distribution Type: **Pump System** Material Type: **Rock and PVC Pipe** Total Absorption Area: **1500**
System Hydraulic Loaded: **Yes** Gallons Loaded: **300** Meets Setback to Well: **N/A**
Well Type: Distance To Well (Ft): Mound Probed: **Yes**
Valve Box(es) Present: **Yes** Saturation or Ponding Present: **No** Grass Cover Present: **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: All wastewater appears to go to septic. 2000 gallon concrete septic tank with slight deterioration. Accessible by inlet and outlet risers and lids to ground surface. Tank is located between two trees within 10ft. Inlet side of tank is packed with roots infiltrating the tank indicating the tank is not watertight. Had to break a hole in roots to pump inlet side. Was not able to get mass out. Inlet and outlet baffles present. Outlet filter present. Water level was slightly above flow line due to plugged filter. Pulled filter, cleaned and put back in. Water returned to flow line. 500 gallon watertight concrete pump tank in working condition with slight deterioration. Accessible by riser and lid to ground surface. Pump and float present and in working condition. Alarm panel(located at tank) and float present and in working condition both audibly and visually. Pumps up to mound system. 10x150 equaling 1500 sq ft mound system in working condition. Ports present. Hydraulic load tested 300 gallons. Mound system probed dry and clean with no surfacing. No frost in ground at this time of inspection.



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 13923 SETH BROWN CERT # 13190

Owner Name: David & Diane Nitzel

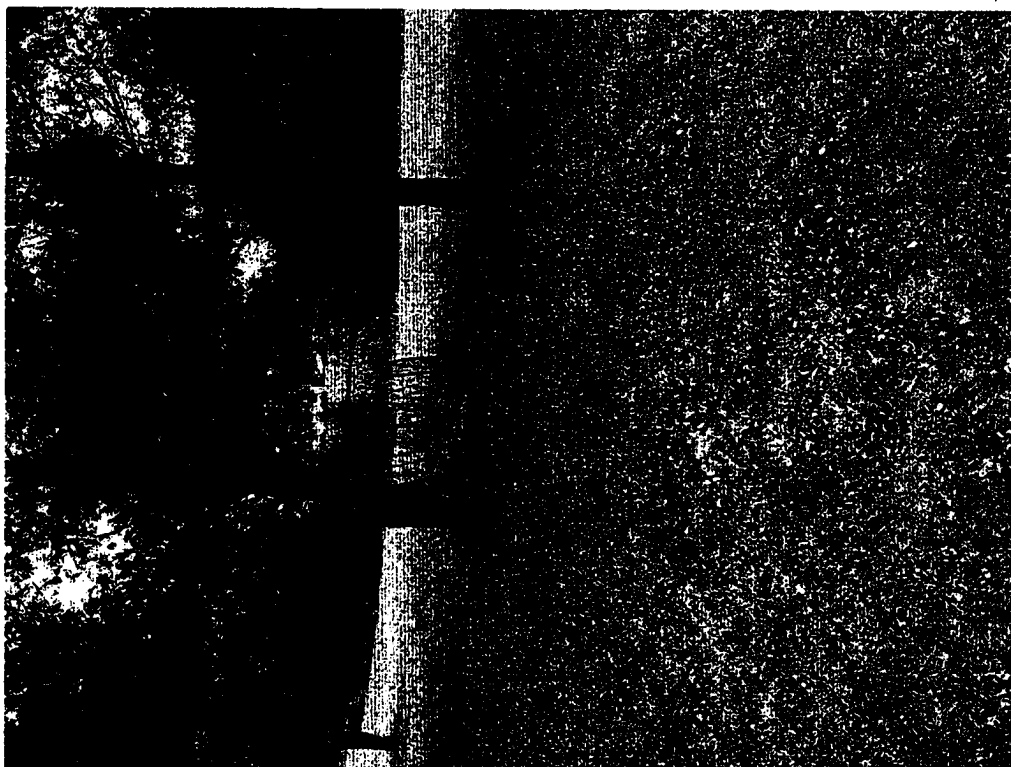
Address: 2623 Timber Ln , St. Charles , IA 50240

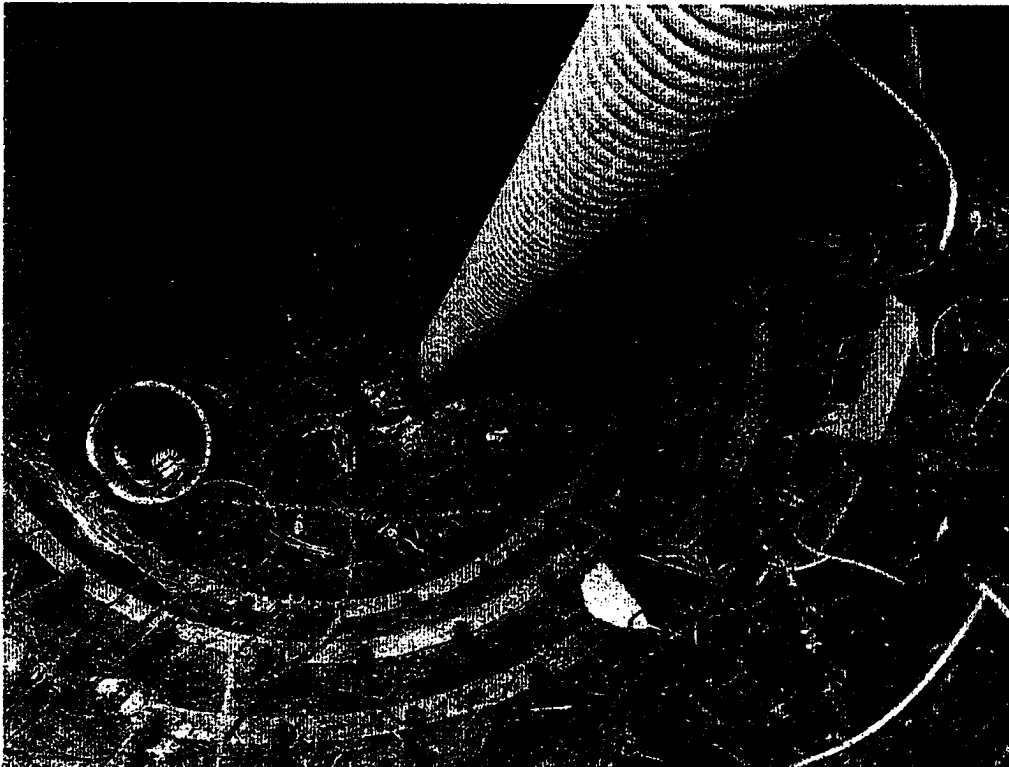
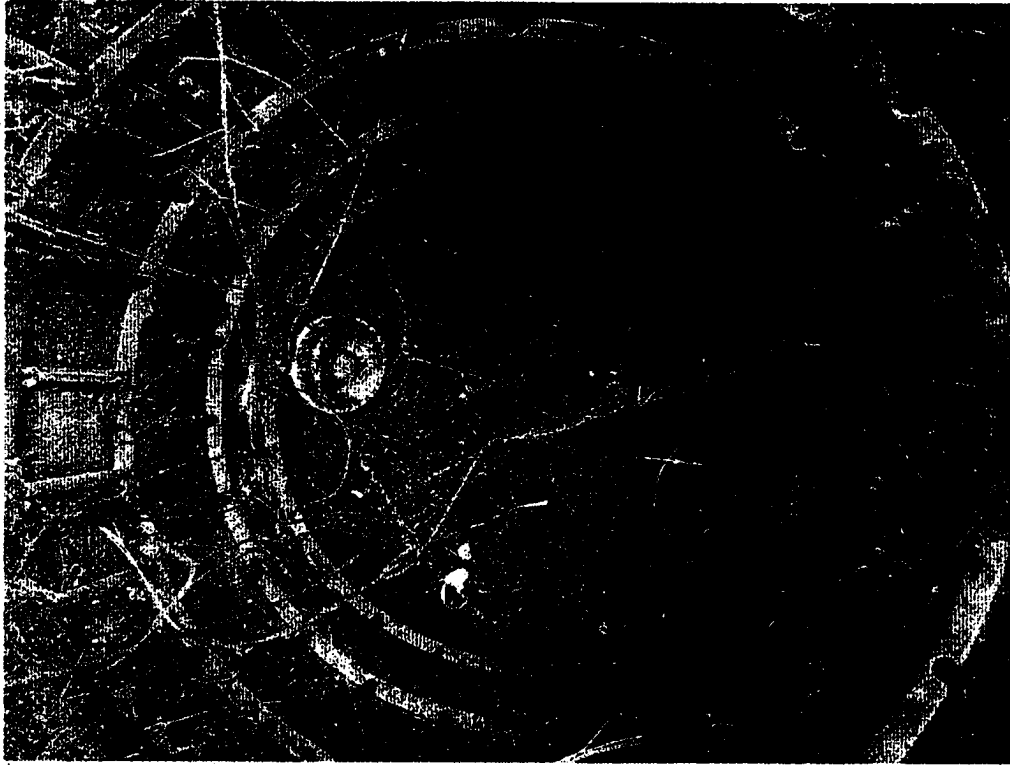
County: Madison

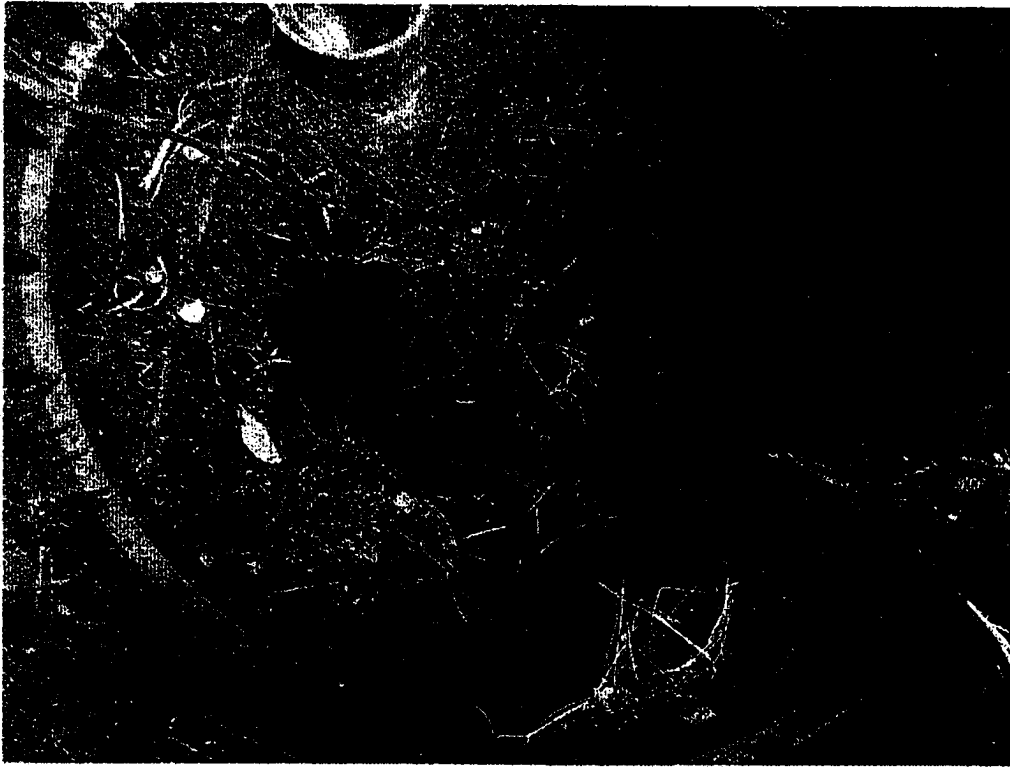
Inspection Date: 02/05/2025

Submitted Date: 2/6/2025

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).







Permit # 027-04 Mason Inspection May 2004 Mound system w/ lift pump Liberty

