



Document 2026 GW1396

Book 2026 Page 1396 Type 43 001 Pages 22
Date 5/19/2026 Time 2:43:05PM
Rec Amt \$.00

BRANDY MACUMBER, COUNTY 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/media/5465>.

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/media/5466>.

TRANSFEROR:

Name	Virginia A. Peterson and Michael Peterson		
Address	1337 Pitzer Raod	Earlham	50072
	Number and Street or RR	City, Town or PO	State Zip

TRANSFeree:

Name	Anthony J. Elliott and Laura Elliott		
Address	1337 Pitzer Road	Earlham	IA 50072
	Number and Street or RR	City, Town or PO	State Zip

Address of Property Transferred:

1337 Pitzer Road	Earlham	Iowa	50072
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 458 feet North of the Southeast Corner of the Northeast Quarter (1/4) of said Section Twenty-one (21), running thence West 340 feet, thence North 246 feet, thence West 52 feet, thence North 263 feet, thence East 255 feet, thence North 47 feet, thence East 137 feet to the East line of said Northeast Quarter (1/4), thence South along the said East line 556 feet to the point of beginning, containing approximately 4.43 acres, more or less.

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."

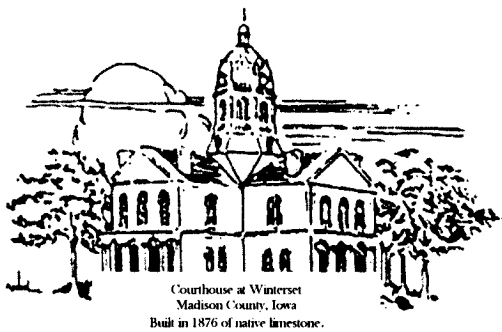
Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

- 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: Virginia A. Petersen Telephone No.: 515-318-3368
(Transferor Agent)



Madison County
Office of Zoning and Environmental Health

Ryan Hobart, Zoning Administrator
Andrew Hornback, Environmental Health Officer
Phone: 515-462-2636, Fax: 515-462-5002

May 4th, 2026

Time of Transfer inspection report TOT# 20307

Virginia Peterson
1337 Pitzer Rd.
Earlham, IA 50072

Dear Ms. Peterson,

The necessary repairs have been made and the private onsite wastewater treatment system serving 1337 Pitzer Rd, Earlham IA **meets** the requirements of Iowa Administrative Code 567 chapter 69 and Madison County General Environmental Health Regulations.

A handwritten signature in black ink that reads "Andrew Hornback". The signature is written in a cursive style.

Andrew Hornback, Environmental Health Officer
Madison County Environmental Health & Zoning
Time of Transfer inspection report TOT# 20307

TIME OF TRANSFER INSPECTION TOT# 20307 JEB BEDWELL CERT # 13956

Site Information

Parcel Description: **250042128020000**

Address: **1337 Pitzer Rd, Earlham, IA 50072** County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Virginia Peterson**

Email Address:

Address: **1337 Pitzer Rd, Earlham, IA 50072**

Phone No:

Additional Contact Information

Name	Email Address	Affiliate Type
Jennifer Stover	jenniferstover@madisoncountyreality.com	Realtor

Site related information

No Of Bedrooms: 1	Inspection Date: 04/07/2026
Facility Type: Residential	Currently Occupied: N/A
Last Occupied:	System Installation Date: 08/30/2010
Permit issued by County: Yes	Permit Number: 029-10
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): 1500
Tank Material: Concrete	Tank Corrosion Type: None	Liquid Level Type: Normal

No. of Compartments: **2** Pump Tank Chamber: **No** Licensed Pumper Name: **Wiegert**
Date Pumped: **4/7/2026** Meets Setback to Well: **Yes** Well Type: **Private**
Distance To Well (Ft.): **150** Is Accessible: **Yes** Lid Intact: **No**
Risers Intact: **No** Effluent Filter Present: **Yes** Watertight: **No**
Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**
Tank Comments: **The outlet lid and riser were cracked and broken; the inlet lid and riser were in good condition.**

General Primary Treatment Comments:

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 :

Secondary Treatment

Lateral Field1

Distribution Type: **Distribution Box** Material Type: **Leaching Chamber** Trench Width: **36**
Lines: **4** Total Length of Absorption Line: **400** System Hydraulic Loaded: **Yes**
Gallons Loaded: **300** Meets Setback to Well: **Yes** Well Type: **Private**
Distance To Well (Ft.): **105** Lateral Lines Probed: **Yes** Saturation or Ponding Present: **No**
Grass Cover Present: **Yes** Lateral Lines Equal Length: **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: **The septic system was properly functioning at the time of inspection. I included photos of the damage to the lid and riser.**

TIME OF TRANSFER INSPECTION TOT# 20307 JEB BEDWELL CERT # 13956

Owner Name: **Virginia Peterson**

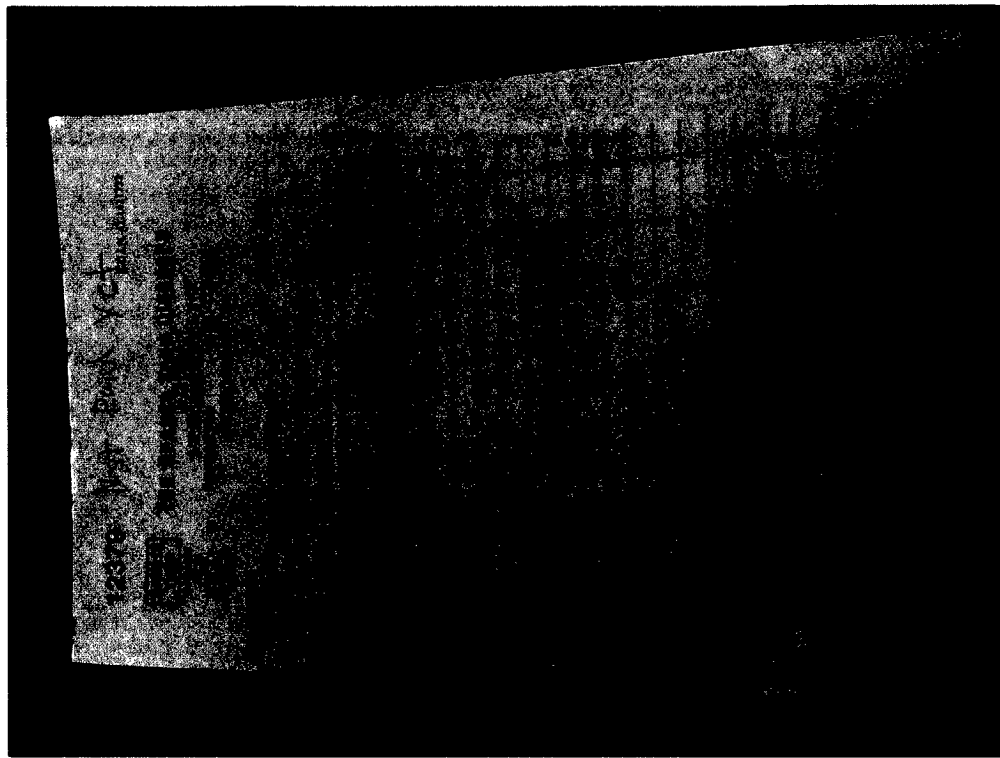
Address: **1337 Pitzer Rd , Earlham , IA 50072**

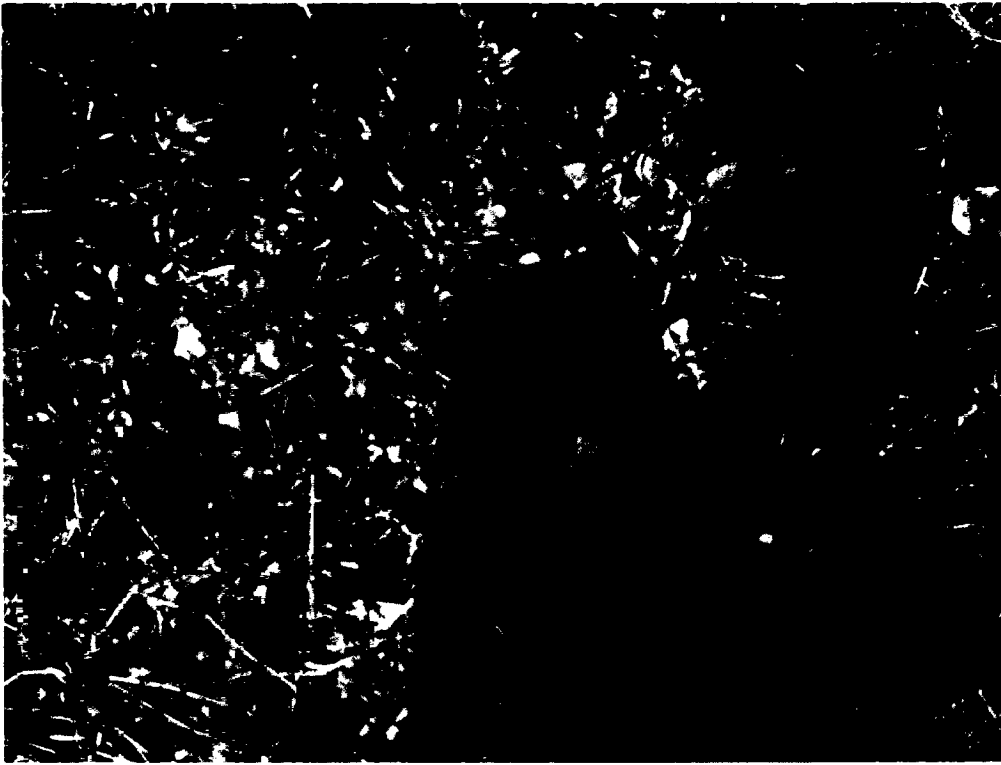
County: **Madison**

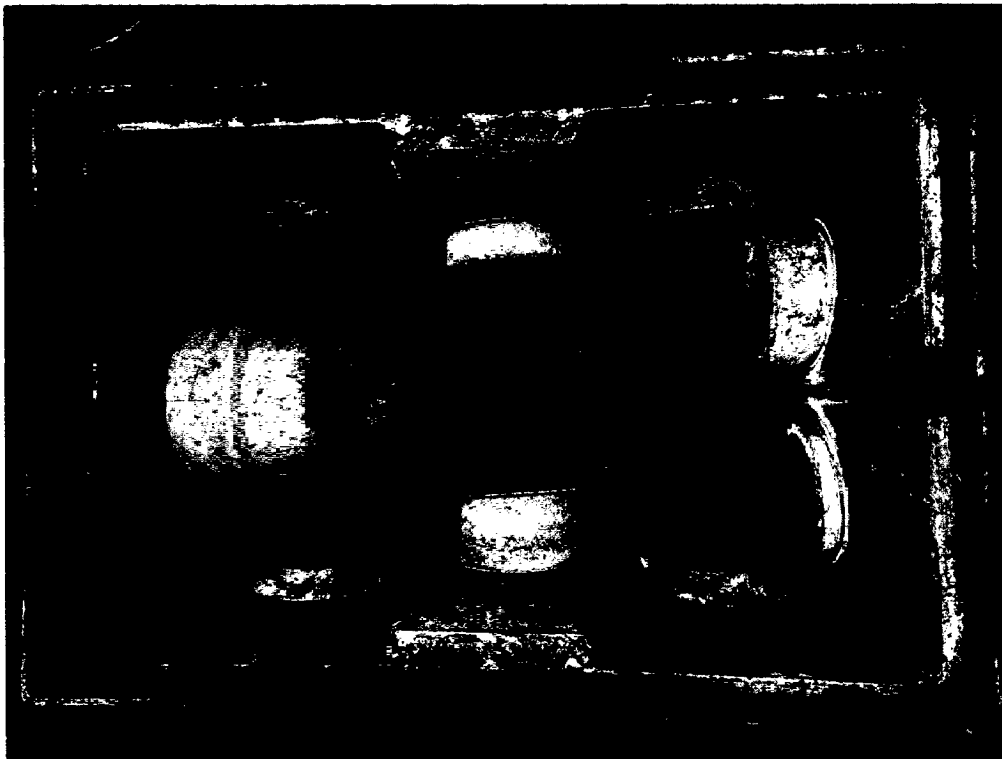
Inspection Date: **04/07/2026**

Submitted Date: **4/13/2026**

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).







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: 029-10

Date Issued: July 20, 2010

Issued to: Aaron Finch & Loretta Harvey
Address: 1350 Osage Street
Creston, Iowa 50801

1337 Pitzer Rd

Legal Description: 4.43A E PT SE NE Section 21 T77 R29 Penn Twp

POWTS Components Specifications: 1500 gal septic tank - 36" chambers 4 @ 100'

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: Maximum Trench Depth 18"


Environmental Health Officer
Madison County
Office of Zoning and Environmental Health

Application to Construct
Private Sewage Disposal System (PSDS)

Office Use Only					Temp E911:		
Tracking No.	Date Received	Fee Paid	Check #	Date Issued		Section/Township	
029-10	7-20-10	150	1056	7-20-10		21 Fern	

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.

Please Print All Information.

1. Owner Information (Applicant)				2. Installation Contractor Information			
First Name <i>Aaron</i>		Last Name <i>Finch</i>		First Name <i>John</i>		Last Name <i>Cornish</i>	
Address <i>1350 Osage Street</i>				Address <i>1020-130th St.</i>			
City <i>Creston</i>		State <i>IA</i>		City <i>Dexter</i>		State <i>IA</i>	
Zip <i>50801</i>		Zip <i>50070</i>		Phone Number (area code) <i>(515) 249-9483</i>		Cell Phone	
Phone Number (area code) <i>515-370-1592</i>				Cell Phone <i>515-370-1592</i>			


3. System Requirement Information		4. Site and Soil Evaluator (Percolation Test/Soils Analysis)	
IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED		PERCOLATION/SOILS ANALYSIS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT	
Minimum Tank Size Required		Date test taken <i>7/15/10</i> Test taken by <i>James Carroll</i>	
1-3 Bedroom	1250	Passed: <i>X</i> Failed: _____	
<i>4</i> Bedroom	<i>1500</i>	Percolation Rate: _____	
5 Bedroom	1750	Soils Loading Rate: <i>0.5</i>	
6 Bedroom	2000		

5. Type of Submittal		6. Address Information	
<input type="checkbox"/> New House <input type="checkbox"/> Existing House <input type="checkbox"/> Repair, Tank <input type="checkbox"/> Repair, Treatment Area <input checked="" type="checkbox"/> System Replacement		911 Address or nearest road: <i>1337 Aitzen Road</i> Legal Description: <i>4.43 A ± Pt SE 7/8 26-77-29</i>	
Previous Permit #:			

7. Type of Building (Completed by Owner)			
Building Square ft.:	Number of Bedrooms: <i>4</i>	Number of Bathrooms: <i>2</i>	Non-Residential uses:
Other buildings served by this system: <i>NO</i>		Any other circumstances which may affect water usage: Water softeners must be routed to a brine pit independent of septic system.	

8. Tanks			
Your contractor or system designer should complete the remaining portion of this application.			
Septic Tank	Type:	Size: <i>1500</i>	Manufacturer: <i>Prc Cast</i>
Pump Tank	Type:	Size:	Manufacturer:
Additional Tank	Type:	Size:	Manufacturer:

9. Secondary Treatment Area			
Laterals	Type: <i>36" Chamber</i>	Length of each: <i>100</i>	Total number: <i>4</i>
Sand Filter	Square ft.:	Length:	Width:
Peat System	Model:	Manufacturer:	
Other	Description:		

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 Records Office. Discharging systems also require periodic testing as set forth in IAC Chapter 69 and Madison County Environmental Health Regulations.		It is unlawful to start construction, reconstruction, or repair of any PSDS prior to issuance of a PSDS permit by the Environmental Health Officer.
Applicant Signature: 	Date: <i>7/20/2010</i>	

ONSITE WASTEWATER SITE EVALUATION

OWNER NAME: 4140 Birch REPORT # 2236
 OWNER ADDRESS: 1350 Page St PROPERTY ADDRESS: 1350 Birch
 PHONE # 370 1592 LOT SIZE: 0.250 acres LEGAL DESCRIPTION: Section 7, Twp 10N, R. 10E
 NO. BEDROOMS: 3 DESIGN FLOW 450 gallons STRUCTURE NEW EXISTING
 BUILDER: PLUMBER:

THE TREATMENT SITE SHALL BE PROTECTED FROM ANY AND ALL TRAFFIC, AND ANY SOIL DISTURBANCES. DISTURBING THE TREATMENT SITE SHALL VOID THIS RECOMMENDATION.

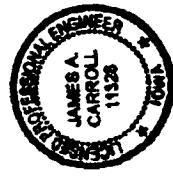
The owner and contractor are responsible for verifying that the system layout is within the property boundaries. James Carroll has not verified the property boundaries.

Abbreviations: silty loam-sil; silty clay loam-sil; clay loam-cl; sandy clay loam-scl; sandy clay-sc; silty clay-sic; sandy loam-sl; structure-str; moderate-mod;

DEPTH IN FEET	1	2	3
1	Very Dark Brown silty loam mod str	Very Dark Brown silty loam mod str	Very Dark Brown silty loam mod str
2	Dark Brown silty loam mod str	Dark Brown silty loam mod str	Dark Brown silty loam mod str
3	Yellowish Brown silty loam mod str	Yellowish Brown silty loam mod str	Yellowish Brown silty loam mod str
4	Sandy loam	Sandy loam	Sandy loam
5	Sand	Sand	Sand
6			

Handwritten notes:
 1 LB silty loam mod str
 2 LB silty loam mod str
 3 LB silty loam mod str
 4 LB silty loam mod str
 5 LB silty loam mod str
 6 LB silty loam mod str
 * See attached drawing

AN EFFLUENT FILTER IS REQUIRED FOR ALL SYSTEMS.



SOIL LOADING RATE	0.5	gpsf.
WATER TABLE/CONFINING AT	5	FEET
MAXIMUM DEPTH OF TRENCH	18	INCHES
BASED ON SURFACE AREA OF TRENCH BOTTOM.		
2-FOOT WIDE TRENCH		FEET
3-FOOT WIDE TRENCH	300	FEET
16-INCH WIDE CHAMBER		FEET

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. DATE: 7-15-10 REG. NO. 11328. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011.

JAMES A. CARROLL, P.E. PAGES WITH THIS REPORT 2
 The analyses and recommendations in this report are based in part upon the data obtained from the soil tests performed at the indicated locations, the SCS County Soil Survey book, onsite inspection, and the soil textural class was determined by the "Feel Method". This report does not reflect any variations, which may occur between borings or across the site. The nature and extent of such variations may not become evident until construction. If variations then appear evident, it will be necessary to reevaluate the recommendations of this report.

In the event that any changes in the design, nature, or location of the project as outlined in this report occur, the data and recommendations contained in this report shall not be considered valid unless the changes are reviewed and verified in writing by James A. Carroll, P.E.

Pitzer Rd.

N

Not To Scale

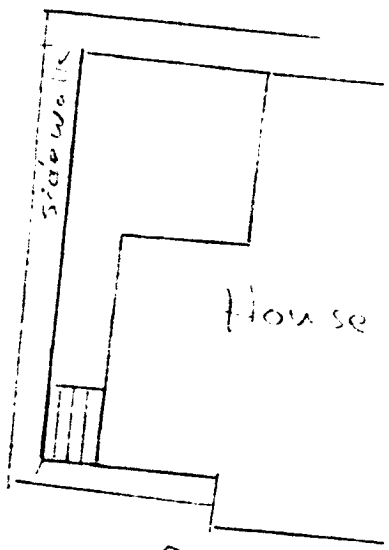
No pond-ditches-water lines
No gas line-streams

fence
Water on surface

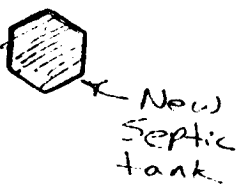
No utilities here

Soil test holes

Well



3 exits
3 doors



New Septic tank

No laterals in backfill



4

1

Low on corner

1



Shed



3

1

fence

if road
er's
extend past
ce

5



The building sewer line
needs to be replumbed
-> exit house shallow.

RLI1002 PID 250042128020000 00 Tax Dist 250 000 Class R INQUIRY
2009 061 Map# 000000121200006 GIS#

Real Estate Inquiry
Property 009001380 DED FINCH, AARON &
Ownership 1350 OSAGE ST
CRESTON

IA 50801

000000000
Location 1337 Street PITZER RD City EARLHAM
Recorded DED 2003 7405 12/18/2003 7405 2003/12/17
Documents

Misc Exempt Code No Ag Cr Vin
Sec-Twp-Rng 021 077 029 Cty-Adn-Blk 00021 Title
Legal Desc 4.43AE PT SE NE

Applications Typ 1 Ovr Amt Typ 2 Ovr Amt
Typ 3 Ovr Amt Typ 4 Ovr Amt

			Acres	Typ	Value	Rollback	Acres
100%Gs	244,100	Gr	4.43	LND	56,300	26,410	4.03
100%Nt	244,100	Ex	.40	BLD	187,800	88,096	
TaxGrs	114,506	PE	.00	EXM			.40
Milt		Dr	.00				
TaxNet	114,506	Net	4.03				

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

250 250042128020000 Property Ownership Relationships

ID Number Typ

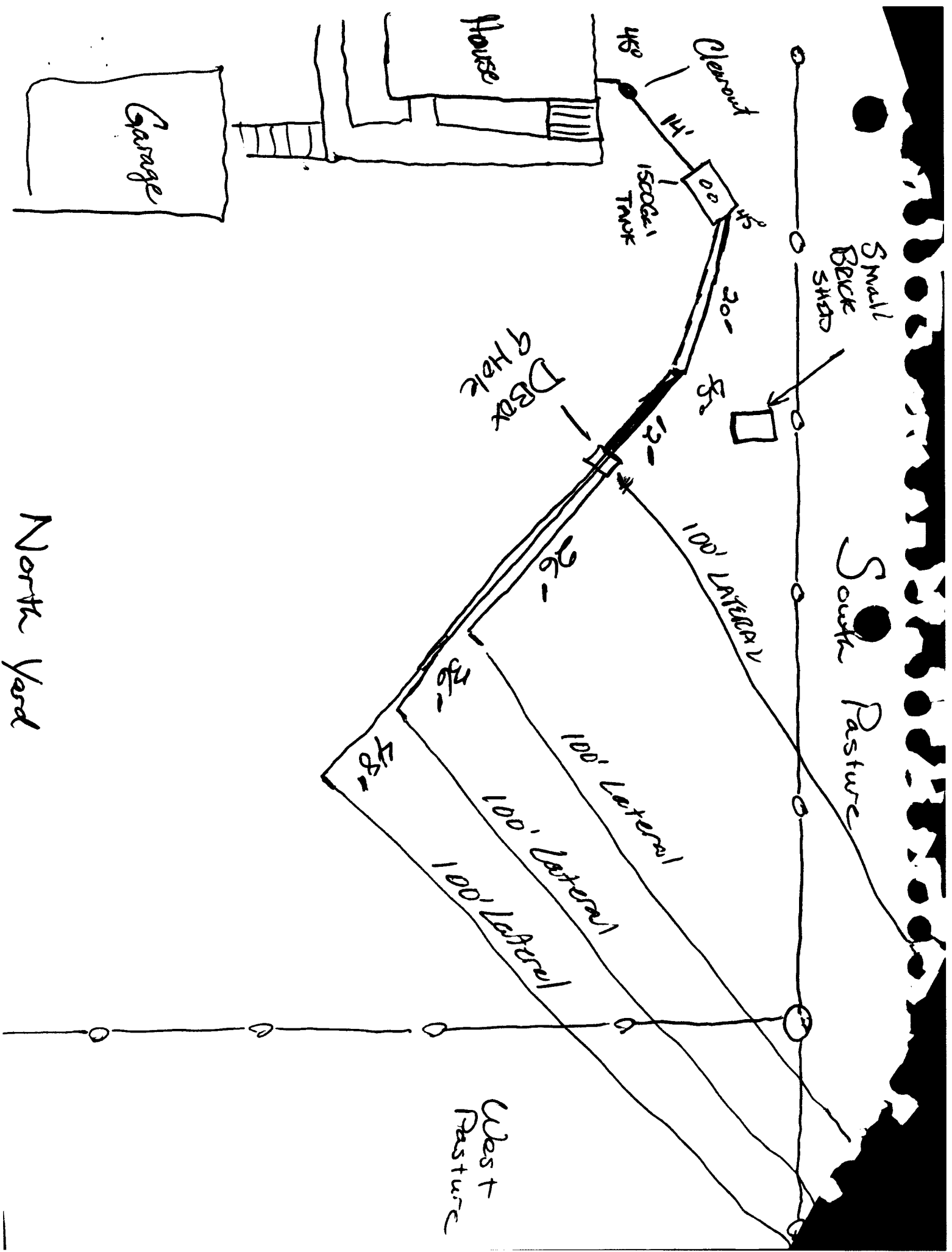
009001380 DED FINCH, AARON &
HARVEY, LORETTA L
1350 OSAGE ST

Primary
Beg 12/17/2003
End

CRESTON

IA 50801

F3=Exit F10=Unfold/Fold F12=Previous F17=Owner History



North Yard

Small Back Shed

South Pasture

West Pasture

Clearcut

Driveway

1500 gal Tank

100' Lateral

100' Lateral

100' Lateral

Garage

House

○

○

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Permit No 029-10
Date of Inspection: 8-30-10
Contractor: John Cornish
Existing Dwelling

Name: Aaron Finch & Loretta Harvey
Inspected by: Jean Thompson

Setbacks

Meets required setbacks.

- Rural Water Yes No
- Private wells/Groundwater heat pump bore holes/suction water lines/lakes
 - Outside required 50-foot setback for tank Yes No
 - Outside required 100-foot setback for laterals Yes No
- Streams/ponds (25-25 ft)-ditches (10-10 ft) Yes No
- Indications of water lines under pressure Yes No

Comments: _____

Building Sewer

- Clean outs – one right outside of house Yes No Will be
- location of cleanout inside house and set requirement
- Pipe is sch 40 and has a 4-inch diameter. Yes No
- Grade – has adequate fall. Yes No

Comments: _____

Tank

- Tank. Manufacture Pre-cast Concrete Plastic
- Capacity 1500 -gallon
- Two compartments, both meet the specifications for capacity. Yes No
- Baffle Yes No
- Inlet/Outlet tees are ok. Yes No
- Effluent filter in the outlet. Yes No Manufacture: Zobel
- Tank depth.
- Risers Yes at grade No Less than 12"
- Lids above grade screwed on Yes No Will be

Comments: _____

Distribution Box

- Brand Tuf-Tite Other _____
- Bedded in cement. Yes No Will be
- Has required inlet baffle. Yes No Will be
- Outlet levels –are level. Yes No Unknown

Comments: will screw in levelers and glue in tee

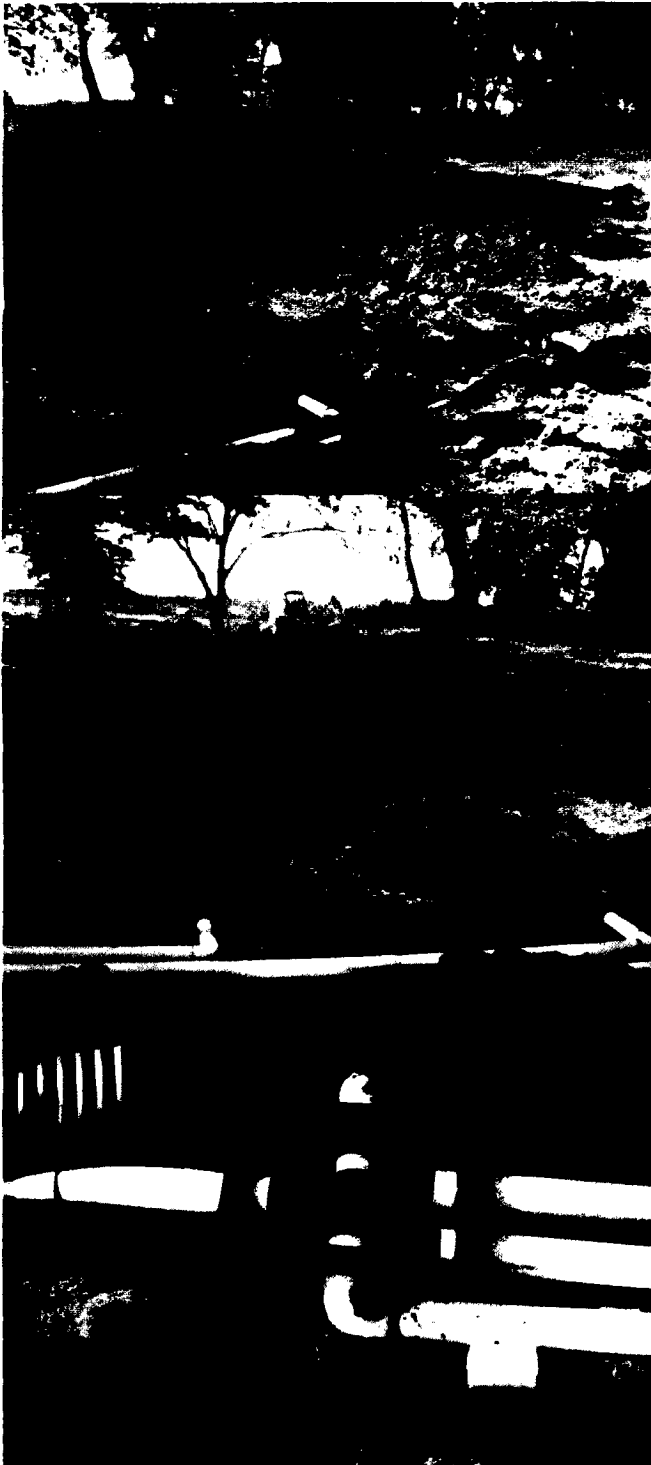
Laterals

- Distribution lines: 4 -inch PVC pipe – 40 SDR.
- Distribution lines screwed to laterals. Yes Will be
- Lateral used. 36" chamber 4 @ 100' Reduction? Yes No
- Lateral depth less than 18 - 24 Perc depth 25 inches
- Laterals were level. Yes No
- Adequate amount of undisturbed soil between laterals. Yes No
- Between _____ feet between laterals.

Comments: _____

Permit No 029-10
Date of Inspection: 8-30-10
Contractor: John Cornish

Name: Aaron Finch & Loretta Harvey
Inspected by: Jean Thompson



Will put concrete
around D Box and
install tee

Permit No 029-10
Date of Inspection: 8-30-10
Contractor: John Cornish

Name: Aaron Finch & Loretta Harvey
Inspected by: Jean Thompson



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Date of Inspection: 8-30-10
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Permit No 029-10
Date of Inspection: 8-30-10
Contractor: John Cornish

Name: Aaron Finch & Loretta Harvey
Inspected by: Jean Thompson

Pitzer Road

