

Recorded: 8/29/2022 at 8:44:37.0 AM  
County Recording Fee: \$0.00  
Iowa E-Filing Fee: \$0.00  
Combined Fee: \$0.00  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 2570

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT**  
**TO BE COMPLETED BY TRANSFEROR**

**TRANSFEROR:**

Name: Lynn M. Ryan, as Trustee of the Todd P. Tomlin and Lynn M. Ryan Joint Revocable Trust of 2001  
Address: 1809 140th Street, Manchester, IA 52057

**TRANSFeree:**

Name: Andrew T. Meese and Kristy L. Meese  
Address: 308 Soldiers Ave, Edgewood, IA 52042

Address of Property Transferred:  
1809 140th Street, Manchester, Iowa 52057

Legal Description of Property: (Attach if necessary)

Parcel "A" in Part of the W½ of the NW¼ and Part of the N½ of the NW¼ of the SW¼ of Section 21, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2001, Page 591 AND

Parcel 2022-45, Part of the NW¼ of the SW¼ & Part of the SW¼ of the SW¼; all in Sec. 21, T90N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 1239

**1. Wells (check one)**

- ☐ There are no known wells situated on this property.  
☒ 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)**

- ☒ There is no known solid waste disposal site on this property.  
☐ 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)**

- ☒ There is no known hazardous waste on this property.  
☐ 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)**

- ☒ 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.)  
☐ 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)**

- ☒ There are no known private burial sites on this property.  
☐ 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)**

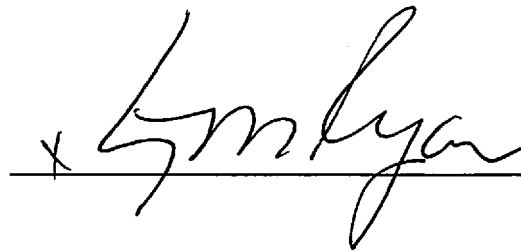
- ☐ All buildings on this property are served by a public or semi-public sewage disposal system.
- ☐ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- ☒ There is a building served by private sewage disposal system on this 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.
- ☐ 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.
- ☐ There is a building served by private sewage disposal system on this property. 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.
- ☐ 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 #9]
- ☐ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: \_\_\_\_\_.
- ☐ The private sewage disposal system has been installed within the past two years pursuant to permit number \_\_\_\_\_.

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.**

1- functional well located approximately 10' east of garage

Signature: \_\_\_\_\_



Telephone No.: \_\_\_\_\_

563-929-6111

**TIME OF TRANSFER INSPECTION TOT# 1482 ROGER GROTH CERT # 8813****Site Information**Parcel Description: **060210000900**Address: **1809 140th St., Manchester, IA 52057**County: **Delaware****Owner Information**Property is owned by a business: **No**

Business Name:

Owner Name: **Todd Tomlin & Lynn Ryan**

Email Address:

Address: **1809 140th St., Manchester, IA 52057**Phone No: **563-927-2090****Site related information**No Of Bedrooms: **6**Inspection Date: **07/19/2022**Facility Type: **Residential**Currently Occupied: **Yes**

Last Occupied:

System Installation Date: **08/07/2001**Permit issued by County: **Yes**Permit Number: **998**All plumbing fixtures enter septic system: **Yes**County contacted for records: **Yes**

Property Information Comments:

**Primary Treatment****Tank 1 Septic tank**Tank Name: **Tank 1 Septic tank**Type: **Septic Tank**Tank Size (Gal): **1500**Tank Material: **Concrete**Tank Corrosion Type: **Slight**Liquid Level Type: **Normal**No. of Compartments: **2**Pump Tank Chamber: **No**Licensed Pumper Name: **Groth Services LLC**Date Pumped: **7/12/2022**Meets Setback to Well: **Yes**Well Type: **Private**Distance To Well (Ft.): **>100'**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:

General Primary Treatment Comments:

## Distribution Type

### Distribution Box 1

Label: **Distribution Box 1**                      Material Type: **Plastic and Concrete**                      Accessible: **No**  
Box Opened: **Yes**                      Baffle Present: **No**                      Speed Levelers Present: **Yes**  
Watertight: **Yes**                      Functioning As Designed: **Yes**

General Distribution System Comments : **D-box and soil absorption system is in the pasture, so I added a steel marking post to locate the D-box again.**

## Secondary Treatment

### Lateral Field1

Distribution Type: **Distribution Box**                      Material Type: **Rock and PVC Pipe**                      Trench Width: **24"**  
Lines: **4**                      Total Length of Absorption Line: **400'**                      System Hydraulic Loaded: **Yes**  
Gallons Loaded: **400**                      Meets Setback to Well: **Yes**                      Well Type: **Private**  
Distance To Well (Ft.): **>100'**                      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. **This is a 6-bedroom home with a kitchen garbage disposal and a water softener. All plumbing fixtures connect to septic system, all main floor fixtures via gravity and the basement fixtures connect to a sewage lift pump in the basement floor. The sump pump is not connected to the septic system. After pumping the septic tank, which was very solid from lack of maintenance pumping, we re-installed new watertight riser to the surface. We also added an effluent filter on the outlet.**  
**We found the distribution box approximately 78' north of the septic tank, excavated and found the plastic box was partially crushed and the bottom was broken. We installed a new concrete/plastic d-box and connected the 4 lateral lines. The d-box and lateral field is in the pasture with no points to measure, so we added a steel post as a permanent marker. We performed the water load test from the d-box for a 6-bedroom home, 400 gallons, and all lines accepted without any slowness or backup.**



## TIME OF TRANSFER INSPECTION TOT# 1482 ROGER GROTH CERT # 8813

Owner Name: **Todd Tomlin & Lynn Ryan**

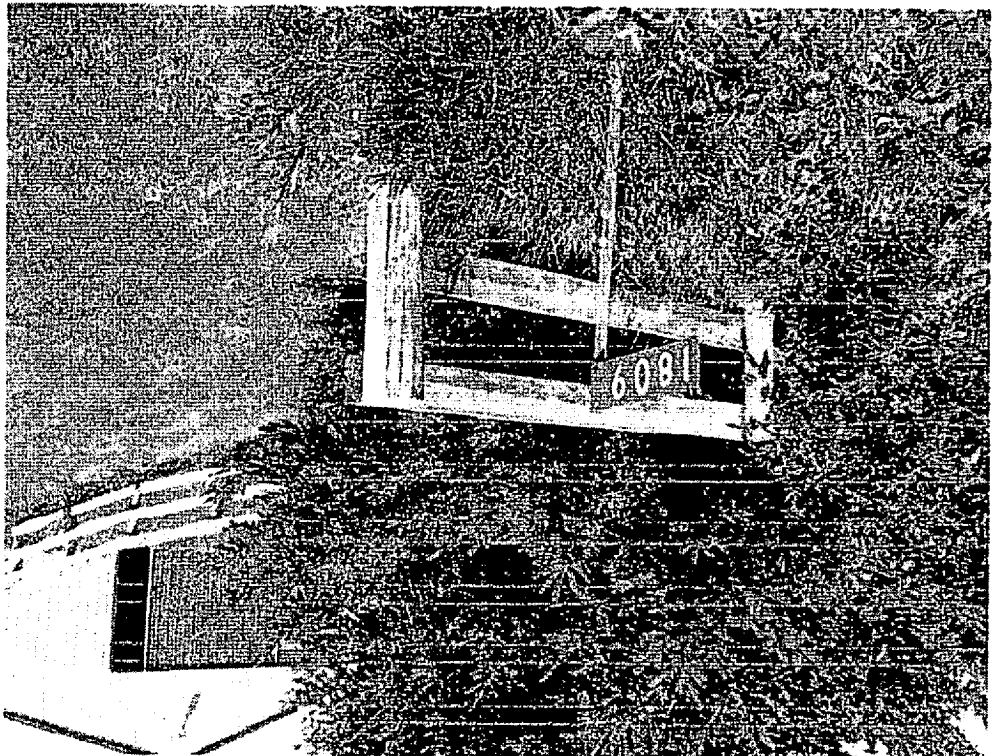
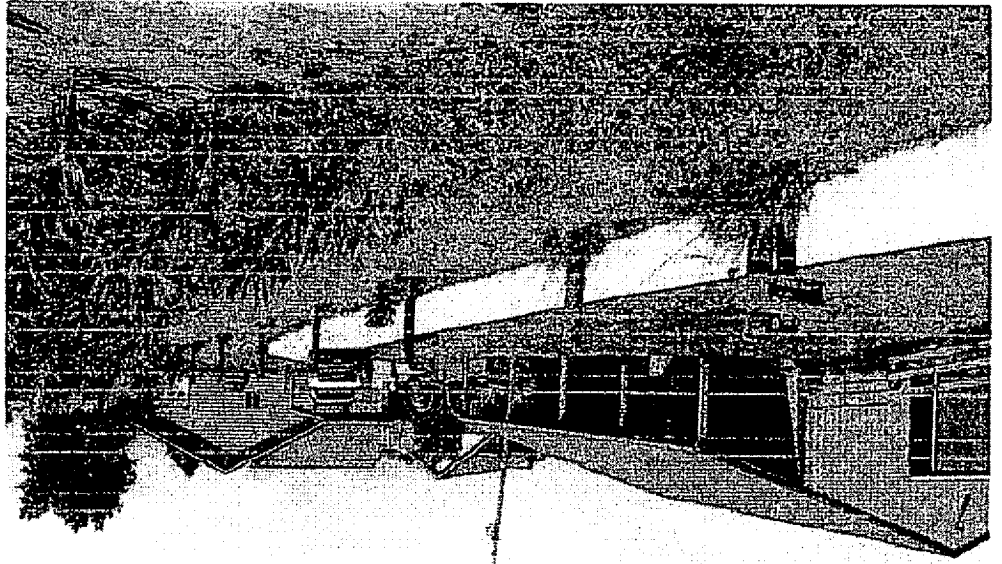
Address: **1809 140th St. , Manchester , IA 52057**

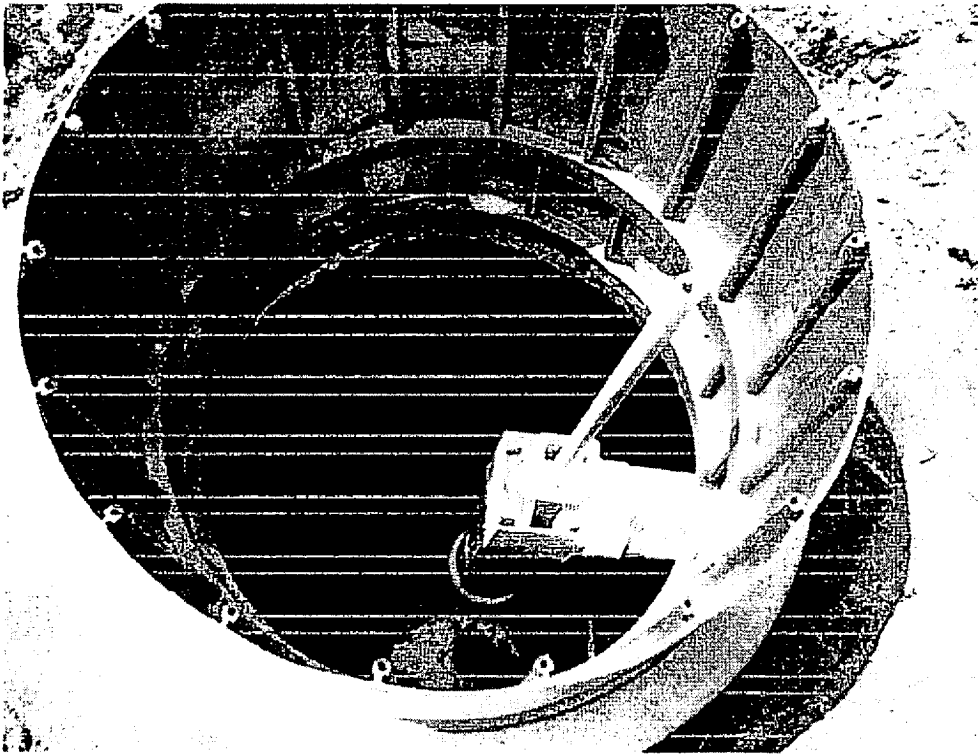
County: **Delaware**

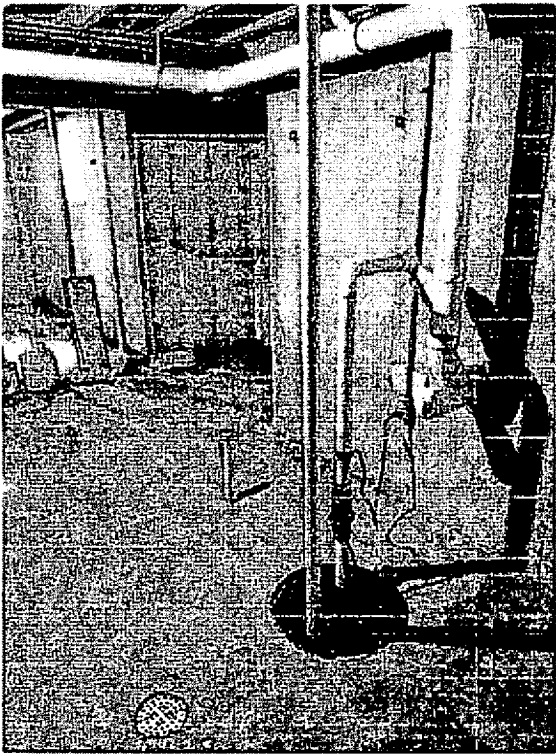
Inspection Date: **07/19/2022**

Submitted Date: **08/04/2022**

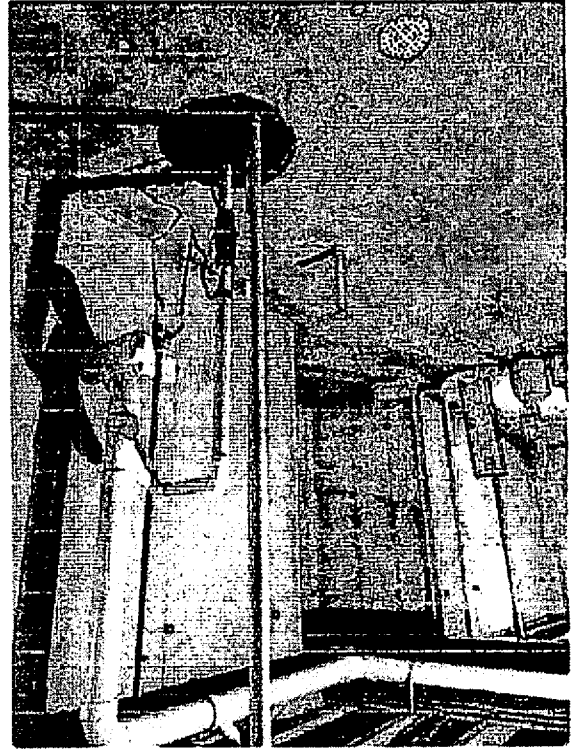
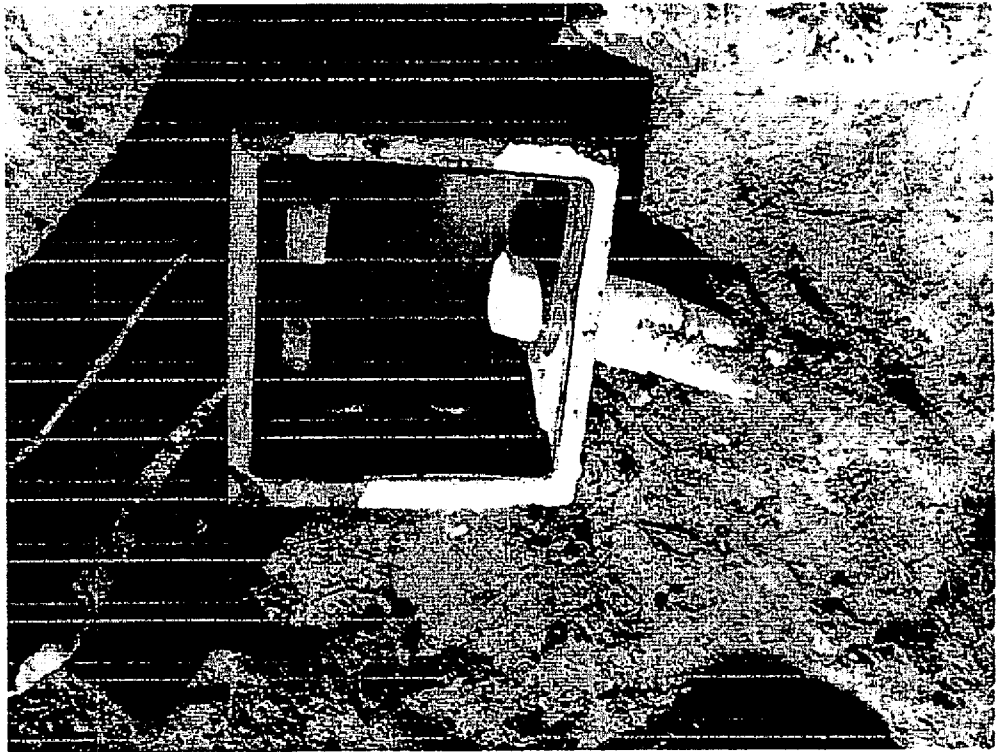
This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69 2(R)

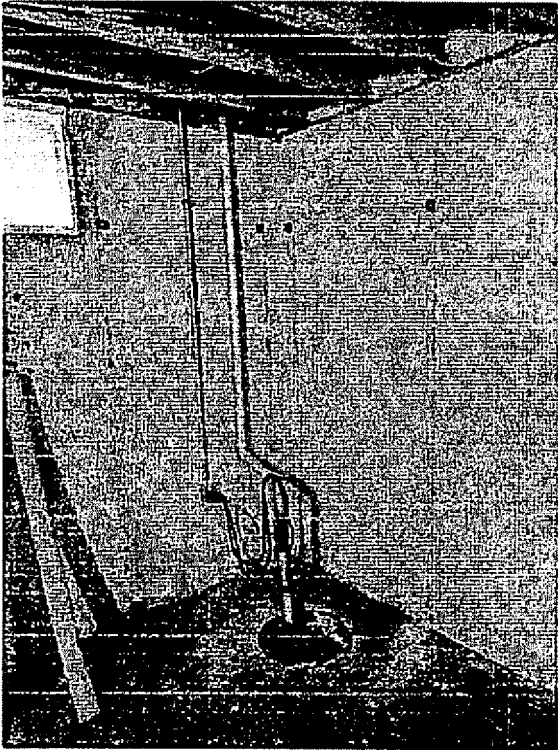
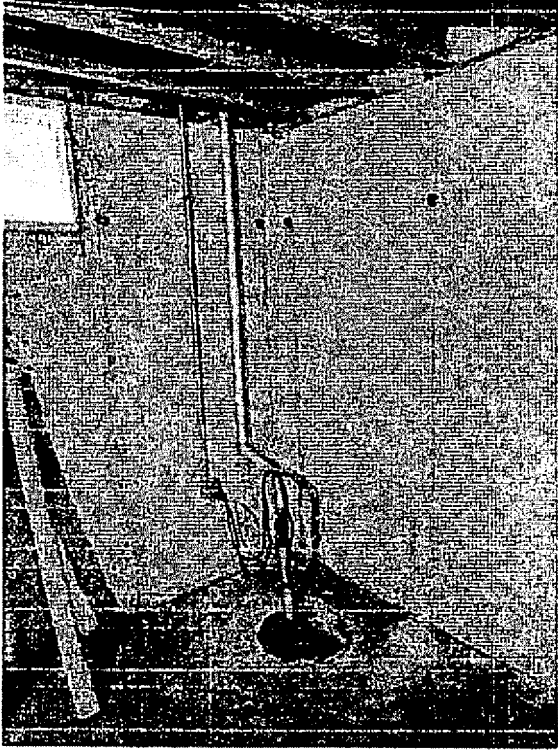












# GROTH SERVICES

## TIME OF TRANSFER INSPECTION MAP

DATE 7-19-2020 SELLER Todd Tomlin & Ryan BUYER Ryan

ADDRESS 1809-140<sup>th</sup> St. CITY Manchester, ID

