



Book 2023 Page 1067

Document 2023 GWH-1067 Type 53 001 Pages 12
Date 5/16/2023 Time 1:23:58PM
Rec Amt \$.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED 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: Randy Lee Less Revocable Trust
Address: 20112 247th St., Manchester, IA 52057

TRANSFeree:

Name: Kara Stokes and Robert Stokes Jr.
Address: 2055 Rosewood Ridge Dr., Marion, IA 52302

Address of Property Transferred:

20112 247th St., Manchester, Iowa 52057

Legal Description of Property: (Attach if necessary)

Lot Twenty (20) of Wille's Second Subdivision of Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Fifteen (15), and Part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Fifteen (15), and Part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Fourteen (14), and Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), all in Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 106

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: D. Ess Telephone No.: 319) 929-4301
(Transferor)

Well location Frontyard By Drive

"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: M/e S Telephone No.: 319) 929-4301
(Transferor)

**TIME OF TRANSFER INSPECTION TOT# 4745 ROGER GROTH CERT # 8813**

Site Information

Parcel Description: **250140101700**Address: **20112- 247th St., Manchester, IA 52057**County: **Delaware**

Owner Information

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

Business Name:

Owner Name: **Randy Less**Email Address: **uspt24@outlook.com**Address: **20112- 247th St., Manchester, IA 52057**Phone No: **319-929-4301**

Additional Contact Information

Name

Susie Meyer

Email Address

skmeyer76@gmail.com

Affiliate Type

Realtor

Site related information

No Of Bedrooms: **4**Facility Type: **Residential**

Last Occupied:

Permit issued by County: **Yes**All plumbing fixtures enter septic system: **Yes**

Property Information Comments:

Inspection Date: **04/18/2023**Currently Occupied: **Yes**System Installation Date: **04/18/2001**

Permit Number:

County contacted for records: **Yes**

Primary Treatment

Tank 1 Septic tankTank Name: **Tank 1 Septic tank**Type: **Septic Tank**Tank Size (Gal): **1,500**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: 4/18/2023	Meets Setback to Well: Yes	Well Type: Private
Distance To Well (Ft.): >50'	Is Accessible: Yes	Lid Intact: Yes
Risers Intact: Yes	Effluent Filter Present: No	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: No
Watertight: Yes	Functioning As Designed: Yes	

General Distribution System Comments :

Secondary Treatment

Absorption Bed1

Distribution Type: Distribution Box	Material Type: Rock and PVC Pipe	Absorption Bed Width: 15
Absorption Bed Length: 40	Total Absorption Area: 600	System Hydraulic Loaded: Yes
Gallons Loaded: 300	Meets Setback to Well: Yes	Well Type: Private
Distance To Well (Ft.): >100'	Absorption Bed Probed: 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: **This is a 4-bedroom log home with a full basement w/in floor drain. Water softener waste discharges into floor drain, into septic system. There is a kitchen garbage disposal. The 1500 gal. dual compartment septic tank has surface access risers. There is no effluent filter on the outlet pipe. The septic tank was at normal level when we pumped the tank. We dug up the distribution box by hand at approximately 14" deep. The d-box had a lot of solid and sludge in it. The absorption bed is working properly at this time but is smaller than today's standards. It accepted the prescribed 300 gal. water load test.**



TIME OF TRANSFER INSPECTION TOT# 4745 ROGER GROTH CERT # 8813

Owner Name: Randy Less

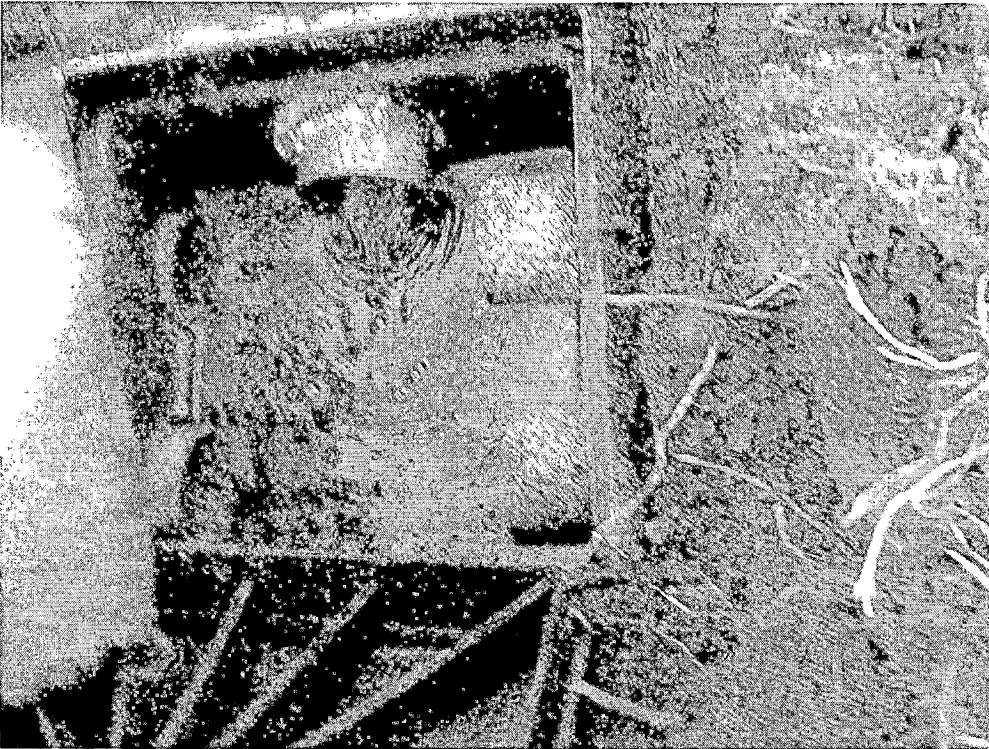
Address: 20112- 247th St. , Manchester , IA 52057

County: Delaware

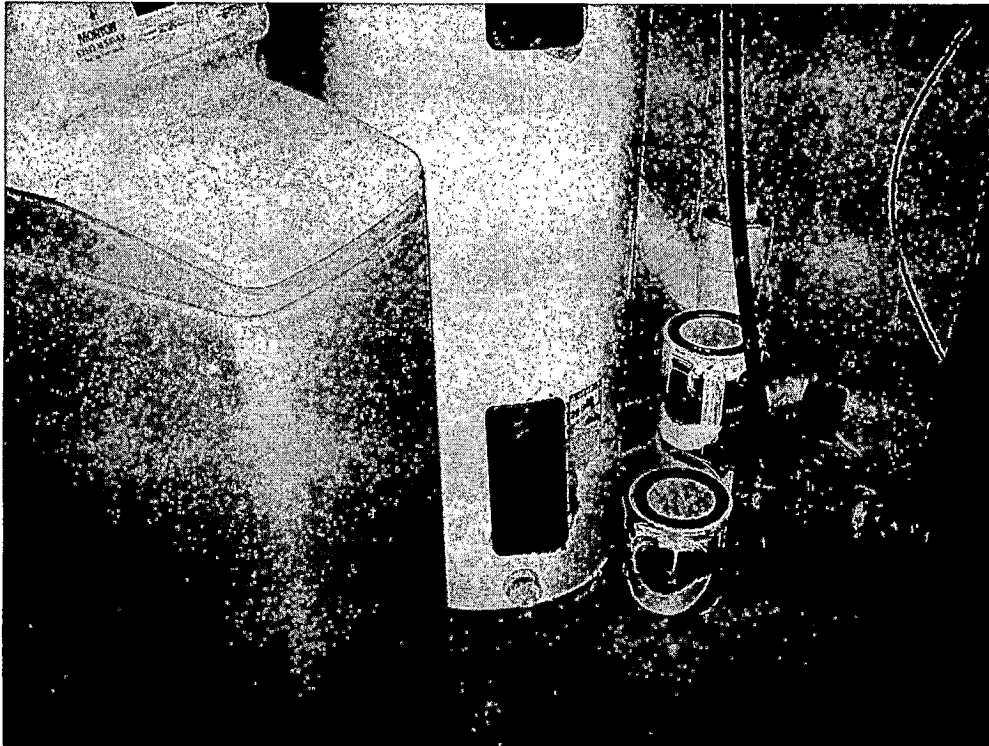
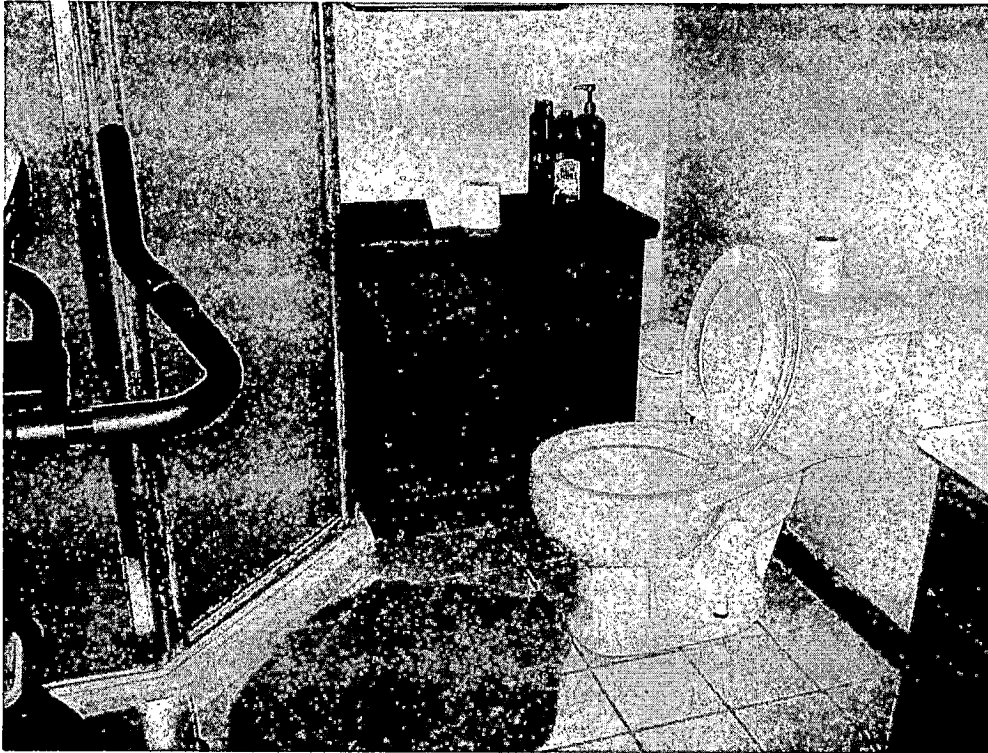
Inspection Date: 04/18/2023

Submitted Date: 4/26/2023

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).









TOT

4-18-2023

SEPTIC SYSTEM MAP

Name: Randy Less

Date Installed: 7-17-2001

Address: 2012 247th St, Manchester, IA

Tank Size: 1500

Tank Manufacturer: Swales

Construction:

Drain Field Type: Rock & Pipe Bed

of Laterals:

Length of Laterals:

Type of Filter:

Size of Filter:

Contractor Name:

Phone #:

Address:

TOT

Installer ID #:

MAP OF SYSTEM:

NORTH

