

Recorded: 11/7/2023 at 9:54:28.0 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: 2023 PG: 2803

**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: Jonathan James Gaffney and Rebecca Irene Gaffney  
Address: 19010 171st Avenue, Manchester, IA 52057

**TRANSFeree:**

Name: Mari S. Mohr and Robert E. Mohr  
Address: 1880 Honey Creek Road, P.O. Box 238, Manchester, IA 52057

Address of Property Transferred:  
19010 171st Avenue, Manchester, Iowa 52057

**Legal Description of Property: (Attach if necessary)**

That part of Lot Two (2), Block Three (3) of Sunset Beach a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, described as commencing at the Northwestern corner of Lot Nine (9), Block Three (3) of said Subdivision, thence North 22° 10' East eighty five (85.0) feet to the point of beginning, thence North 22° 10' East one hundred sixty seven and two-tenths (167.2) feet, thence South 76° 35' East eighty (80.0) feet, thence South 8°30' West one hundred seventy five (175.0) feet, thence Westerly one hundred twenty two and six-tenths (122.6) feet to the point of beginning; also Lot Two of Frankenfeld's Replat Of Part Of Block Three Of Sunset Beach Subdivision, Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 159

**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. *private working*

**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:

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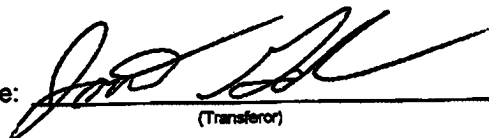
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I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature:   
(Transferor)

Telephone No.: (563) 920-0981

Well pump is in basement  
well is in corner left lot



# TIME OF TRANSFER INSPECTION TOT# 7692 SCOTT BROWN CERT # 1679

Site Information

Parcel Description: **140170104400**

Address: **19010 171ST AVE, Manchester, IA 52057** County: **Delaware**

Owner Information

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

Business Name:

Owner Name: **JONATHAN GAFFNEY**

Email Address:

Address: **19010 171ST AVE, Manchester, IA 52057**

Phone No: **563-920-0981**

Additional Contact Information

Name	Email Address	Affiliate Type
<b>SUSIE MEYER</b>	<b>susie@exitdyersville.com</b>	<b>Realtor</b>

Site related information

No Of Bedrooms: <b>2</b>	Inspection Date: <b>10/20/2023</b>
Facility Type: <b>Residential</b>	Currently Occupied: <b>Yes</b>
Last Occupied:	System Installation Date: <b>08/24/2020</b>
Permit issued by County: <b>Yes</b>	Permit Number: <b>2958</b>
All plumbing fixtures enter septic system: <b>Yes</b>	County contacted for records: <b>Yes</b>
Property Information Comments:	

Primary Treatment

**Tank 1**

Tank Name: <b>Tank 1</b>	Type: <b>Septic Tank</b>	Tank Size (Gal): <b>1500</b>
Tank Material: <b>Concrete</b>	Tank Corrosion Type: <b>None</b>	Liquid Level Type: <b>Above Baffle</b>

No. of Compartments: **2**

Pump Tank Chamber: **Yes**

Licensed Pumper Name: **BILL DOWNS  
ST49**

Date Pumped: **10/20/2023**

Meets Setback to Well: **Yes**

Well Type: **Private**

Distance To Well (Ft): **75+**

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: **EFFLUENT BAFFLE NEEDED TO BE CLEANED**

General Primary Treatment Comments:

Distribution Type

**Distribution Box 1**

Label: **Distribution Box 1**

Material Type: **Plastic and Concrete**

Accessible: **Yes**

Box Opened: **Yes**

Baffle Present: **No**

Speed Levelers Present: **Yes**

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: **18**

Absorption Bed Length: **50**

Total Absorption Area: **900**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **60+**

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: **OPENED TANK LIDS, FOUND HIGH WATER LEVEL. EFFLUENT FILTER WAS PLUGGED, POWER WASHED FILTER AND PUMPED TANK. JETTED LINE TO HOUSE, OPENED D-BOX AND TESTED. EVERYTHING WORKING VERY WELL AND SYSTEM LOOKS TO BE IN VERY GOOD CONDITION. MADE NEW MAP AS OLD MEASUREMENTS WERE NOT CORRECT.**



**TIME OF TRANSFER INSPECTION TOT# 7692 SCOTT BROWN CERT # 1679**

**Owner Name: JONATHAN GAFFNEY**

**Address: 19010 171ST AVE , Manchester , IA 52057**

**County: Delaware**

**Inspection Date: 10/20/2023**

**Submitted Date:**

**10/23/2023**

