



Book 2024 Page 634

Document 2024 GWH-634 Type 53 001 Pages 13
Date 3/25/2024 Time 11:06:10AM
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: Richard J. Tucker and Mary Kaye Tucker
Address: 3229 30th Street, Lamont, IA 50650

TRANSFeree:

Name: Windmill Hill Weddings & Events LLC
Address: 1523 Hoven Ln, Crookston, MN 56716

Address of Property Transferred:

1713 165th Street, Manchester, Iowa 52057

Legal Description of Property: (Attach if necessary)

Parcel A, Part Of The SW1/4-NW1/4 Sec. 5, T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 4801

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' west of house*

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:

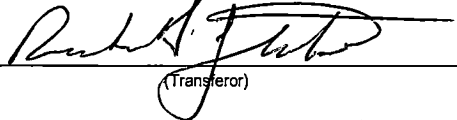
"There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement."

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: 
(Transferor)

Telephone No.: (563) 920-5517

**TIME OF TRANSFER INSPECTION TOT# 5185 ROGER GROTH CERT # 8813**

Site Information

Parcel Description: **140050000300**Address: **1713 165th St, Manchester, IA 52057**County: **Delaware**

Owner Information

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

Business Name:

Owner Name: **Richard & Mary Kaye Tucker**Email Address: **dmtucker@yousq.net**Address: **1713 165th St, Manchester, IA 52057**Phone No: **563-920-5517**

Site related information

No Of Bedrooms: **3**Facility Type: **Residential**

Last Occupied:

Permit issued by County: **Yes**All plumbing fixtures enter septic system: **Yes**Inspection Date: **05/05/2023**Currently Occupied: **Yes**System Installation Date: **09/25/2018**Permit Number: **2760**County contacted for records: **Yes**

Property Information Comments:

This is an old farmstead with a large barn and 3 smaller buildings.**The house is a ranch style 2-3 bedrooms w/1 full bath and 1 half bath. There is a water softener, but no kitchen garbage disposal. There are 2- sump pumps in the basement but not connected to the septic system. The large barn has been converted to a wedding or party venue rental with 4 small restrooms and the corn crib has been converted to dressing**

Primary Treatment

Tank 1 House Septic tankTank Name: **Tank 1 House Septic tank**Type: **Septic Tank**Tank Size (Gal): **500 gal.**Tank Material: **Concrete**Tank Corrosion Type: **Slight**Liquid Level Type: **Normal**No. of Compartments: **1**Pump Tank Chamber: **No**Licensed Pumper Name: **Groth Services LLC**Date Pumped: **4/26/2023**Meets Setback to Well: **Yes**Well Type: **Private**Distance To Well (Ft.): **50'**Is Accessible: **Yes**Lid Intact: **Yes**

Risers Intact: **No** Effluent Filter Present: **No** Watertight: **Yes**
Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**
Tank Comments: **This is the old septic tank for the house and in use and connected to the main system.**

Tank 2- Pre Tank to Treatment Tank

Tank Name: **Tank 2- Pre Tank to Treatment Tank** Type: **Septic Tank** Tank Size (Gal): **1,500**
Tank Material: **Concrete** Tank Corrosion Type: **None** Liquid Level Type: **Normal**
No. of Compartments: **2** Pump Tank Chamber: **No** Licensed Pumper Name: **Groth Services LLC**
Date Pumped: **3/23/2023** 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: **Yes** Watertight: **Yes**
Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**
Tank Comments: **Pre-Tank to Treatment Tank with 2 Effluent Filters**

Tank 3- Orenco Treatment Tank

Tank Name: **Tank 3- Orenco Treatment Tank** Type: **Septic Tank** Tank Size (Gal): **1,500**
Tank Material: **Concrete** Tank Corrosion Type: **None** Liquid Level Type: **Normal**
No. of Compartments: **2** Pump Tank Chamber: **No** Licensed Pumper Name: **Groth Services LLC**
Date Pumped: **3/23/2023** 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 System : **No**

General Distribution System Comments : **The Orenco dual AX20 filter pod, recirculating treatment system is it's own secondary treament. This system has a very small tertiary system, approximately 16 sq.ft. w/ an open outlet to County ditch.**

Secondary Treatment

Pkg Treatment Media Filter1 Dual AX20 pods

Media Type: Textile	Manufacturer: Orenco	Model Number: Dual AX20 pods
Serial Number: RTU# 123014	Maintenance Contract: Yes	
Maintenance Provider: Groth Services LLC		
System Hydraulic Loaded: Yes	Gallons Loaded: 350	Discharge At Time of Inspection: Yes
CBOD Results (mg/L): 7.86	TSS Results (mg/L): 8.00	Disinfection Present: No
Disinfection Type:	Tertiary Treatment Present: Yes	Tertiary Treatment Type: Soil Absorption Field
Meets Setback to Well: Yes	Well Type: Private	Distance To Well (Ft.): >100'
GP4 Permitted: No	GP4 Required: No	Vent(s) Present: Yes
Media Present: Yes	Outlet Found: Yes	Sample Taken: Yes
System Located on Owner Property: Yes	Easement Present: N/A	Functioning as Designed: Yes
Comments: The tertiary system is very small, approximately 16 sq ft, with an open outlet to the County ditch.		

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **This system was installed by us to accommodate the 2-3-bedroom home with the barn event venue rental, mainly weekends April through October. The house has a 500-gallon concrete, single compartment septic tank w/added surface access riser. This is connected to the Orenco system that we installed which has a 1,500 gal. dual compartment, concrete septic tank w/surface access risers and 2-effluent filters. The next tank is a 1,500 gal. dual compartment, concrete treatment tank w/the dual AX20 filter pods on top. The effluent flows into a pump vault that pumps to a small tertiary soil absorption system with an open outlet to the county ditch. This system does not require a NPDES permit, and no testing required with the exception of a TOT. When I installed this, I did not add an effluent catch for testing. I collected the sample from the effluent lift vault.**



TIME OF TRANSFER INSPECTION TOT# 5185 ROGER GROTH CERT # 8813

Owner Name: **Richard & Mary Kaye Tucker**

Address: **1713 165th St , Manchester , IA 52057**

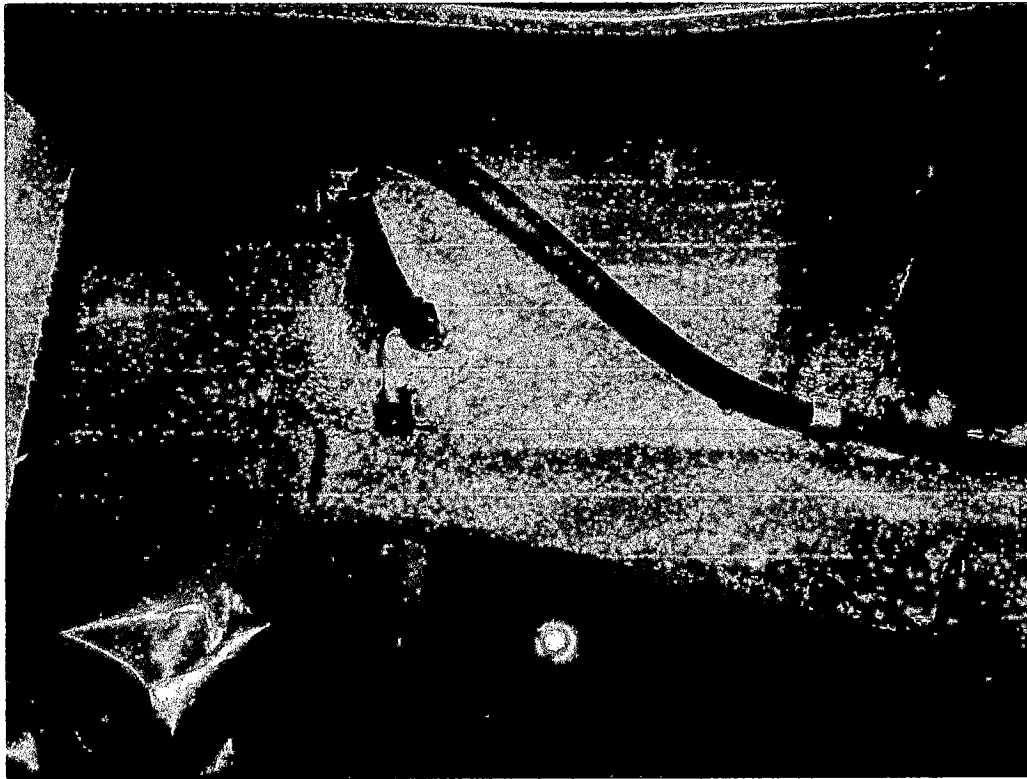
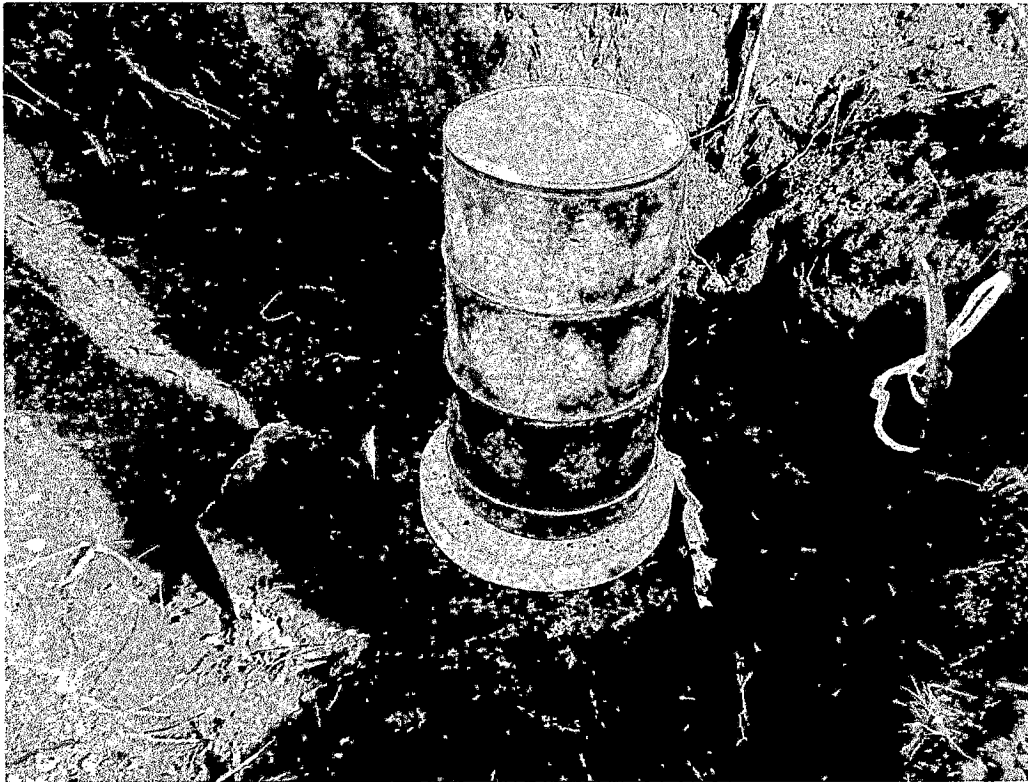
County: **Delaware**

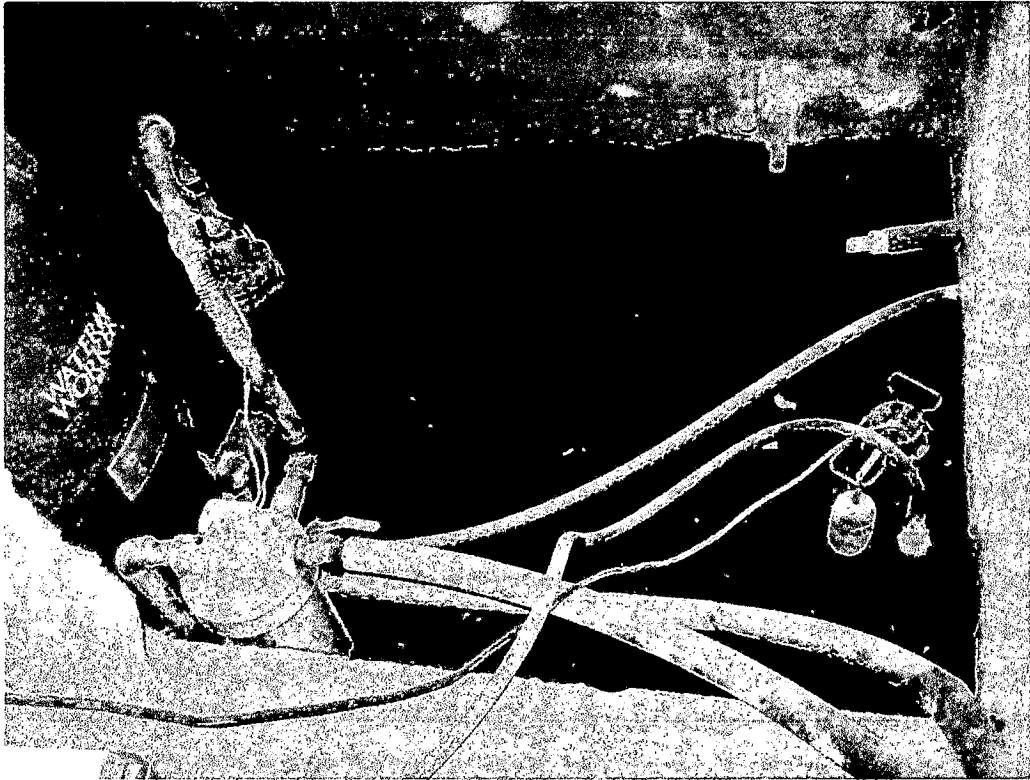
Inspection Date: **05/05/2023**

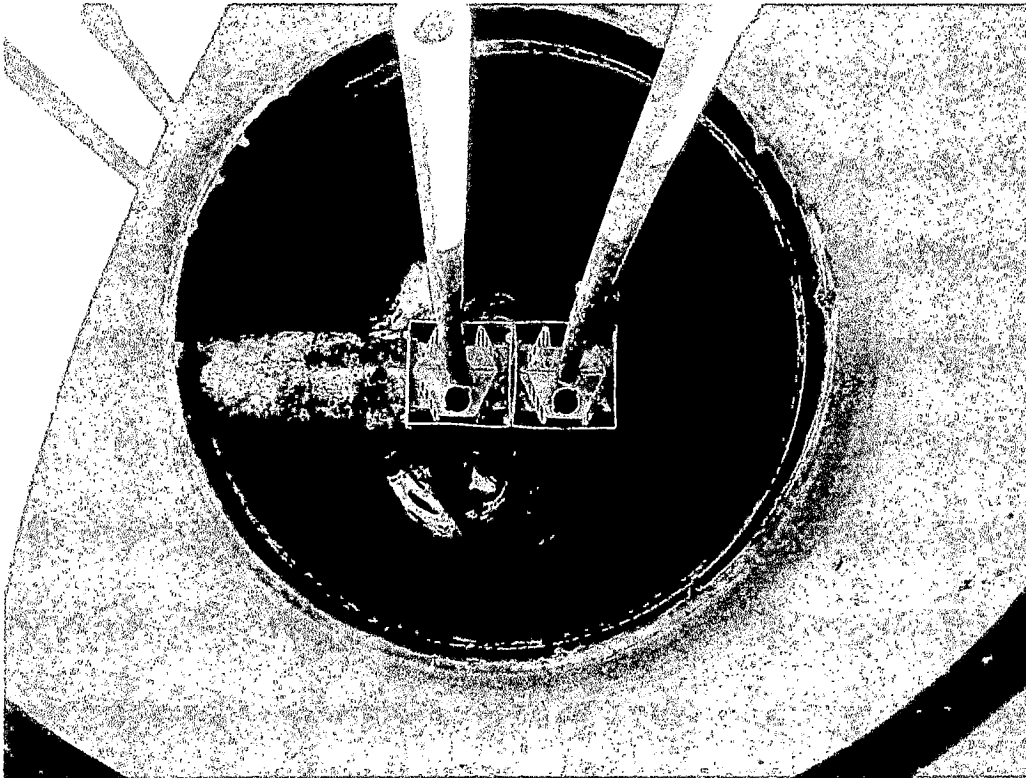
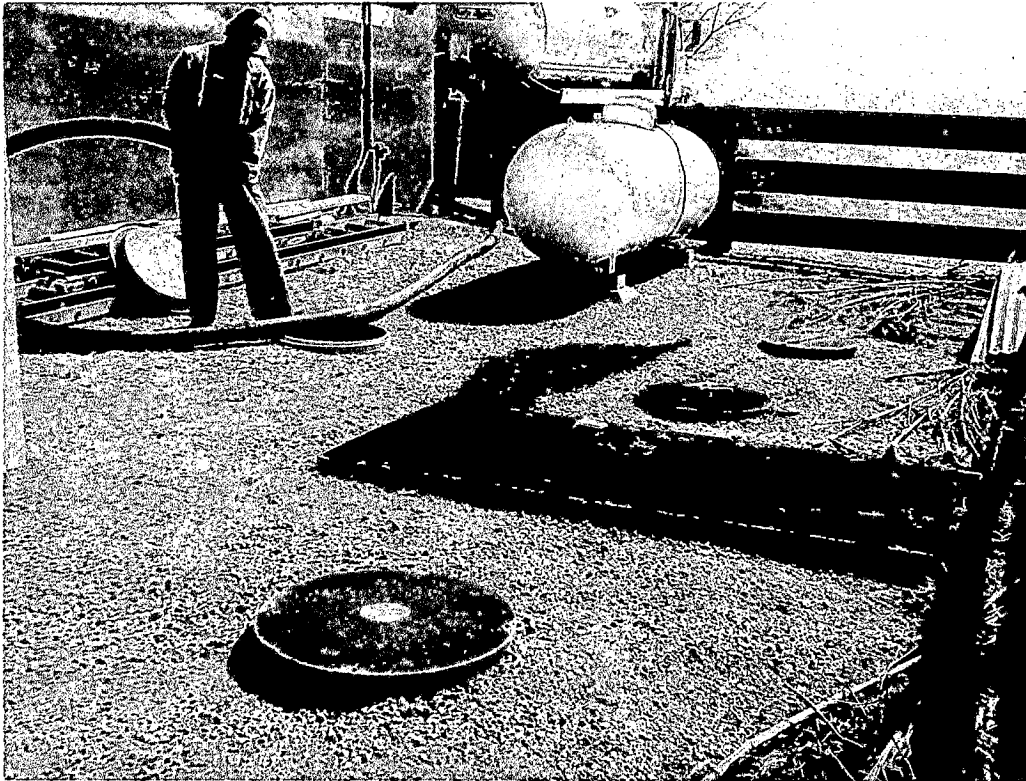
Submitted Date: **5/22/2023**

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).









GROTH SERVICES

NEW INSTALLATION MAP 9/25/2018

NAME Dick Tucker / Windmill Hill
ADDRESS 1713 165th St.
Manchester, IA 52057

