

Recorded: 8/5/2024 at 8:14:32.0 AM  
County Recording Fee: \$0.00  
Iowa E-Filing Fee: \$0.00  
Combined Fee: \$0.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 1883

**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: Douglas L. Winkowitsch and Kara D. Winkowitsch

Address: 1368 Old Portland Road, Van Meter, IA 50261

**TRANSFeree:**

Name: Katie Edgington and Jacob Edgington

Address: 1786 Honey Creek Road, Manchester, IA 52057

Address of Property Transferred:

1786 Honey Creek Road, Manchester, Iowa 52057

Legal Description of Property: (Attach if necessary)

That part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Nine (9), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at a point three hundred twenty nine and seven-tenths (329.7) feet East of the Southwest corner of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), thence East two hundred eighty five (285.0) Feet, thence North one hundred seventy (170.0) feet, thence West one hundred ninety nine and three-tenths (199.3) feet, thence South 25° 36' West one hundred eighty nine and three-tenths (189.3) feet to the point of beginning

**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:

1 - West of the house approximately 6-8 feet; well serves the property

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

Signature:



Telephone No.:

563-927-4164

**TIME OF TRANSFER INSPECTION TOT# 9614 LUKE OGDEN CERT # 6715****Site Information**Parcel Description: **140090001700**Address: **1786 Honey Creek Rd, Manchester, IA 52057**County: **Delaware****Owner Information**Property is owned by a business: **No**

Business Name:

Owner Name: **Doug Winkowitsch**

Email Address:

Address: **1786 Honey Creek Rd, Manchester, IA 52057**Phone No: **563-920-5535****Site related information**No Of Bedrooms: **5**Facility Type: **Residential**

Last Occupied:

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

Property Information Comments:

Inspection Date: **04/11/2024**Currently Occupied: **Yes**System Installation Date: **07/25/2019**Permit Number: **2725**County contacted for records: **Yes****Primary Treatment****Tank 1**Tank Name: **Tank 1**Tank Material: **Concrete**No. of Compartments: **3**Date Pumped: **4/11/2024**Distance To Well (Ft.): **<50'**Risers Intact: **Yes**Type: **Septic Tank**Tank Corrosion Type: **None**Pump Tank Chamber: **No**Meets Setback to Well: **Yes**Is Accessible: **Yes**Effluent Filter Present: **Yes**Tank Size (Gal): **1750**Liquid Level Type: **Normal**Licensed Pumper Name: **st-49**Well Type: **Private**Lid Intact: **Yes**Watertight: **Yes**

Tank/Vault Pumped: **Yes**      Inlet Baffle Present: **Yes**      Outlet Baffle Present: **Yes**      Functioning as Designed: **Yes**  
Tank Comments: **1750 gal 3 compartment 1000/500/250**

General Primary Treatment Comments:

#### Distribution Type

##### Distribution Box 1

Label: <b>Distribution Box 1</b>	Material Type: <b>Plastic</b>	Accessible: <b>Yes</b>
Box Opened: <b>Yes</b>	Baffle Present: <b>Yes</b>	Speed Levelers Present: <b>Yes</b>
Watertight: <b>Yes</b>	Functioning As Designed: <b>Yes</b>	

General Distribution System Comments :

#### Secondary Treatment

##### Lateral Field1

Distribution Type: <b>Distribution Box</b>	Material Type: <b>Leaching Chamber</b>	Trench Width: <b>3</b>
Lines: <b>3</b>	Total Length of Absorption Line: <b>300</b>	System Hydraulic Loaded: <b>Yes</b>
Gallons Loaded: <b>300</b>	Meets Setback to Well: <b>Yes</b>	Well Type: <b>Private</b>
Distance To Well (Ft.): <b>&gt;100'</b>	Lateral Lines Probed: <b>Yes</b>	Saturation or Ponding Present: <b>No</b>
Grass Cover Present: <b>Yes</b>	Lateral Lines Equal Length: <b>Yes</b>	System Located on Owner Property: <b>Yes</b>
Easement Present: <b>N/A</b>	Functioning as Designed: <b>Yes</b>	
Comments: <b>leach field 3-100' line infiltrator eq-36</b>		

General Secondary Treatment Comments: **system is pumped up to distrubution box and gravity feed to leach field.**

#### Narrative Report

TOT Inspection Report Overall Narrative Comments: **Based on what we were able to observe and our experience with on-site wastewater technology, we submit this sanitary sewage disposal system inspection report based on the present condition of the on-site sewage disposal system. Oasis Pump Service has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which effect the proper operation of a septic system as well as the inability of our Company to supervise or monitor the use or maintenance of the system, this report shall not be constructed as a warranty by our Company that the system will function properly for any particular buyer. Oasis Pump Service DISCLAIMS ANY WARRANTY, either expressed or implied, arising from the inspection of the septic system or this report. We are also not ascertaining the impact the system is having on the ground water.**

**I have studied the information contained herein and that my assessment is honest,  
thorough, and, to the best of my ability correct.**



## TIME OF TRANSFER INSPECTION TOT# 9614 LUKE OGDEN CERT # 6715

Owner Name: Doug Winkowitsch

Address: 1786 Honey Creek Rd , Manchester , IA 52057

County: Delaware

Inspection Date: 04/11/2024

Submitted Date: 4/17/2024

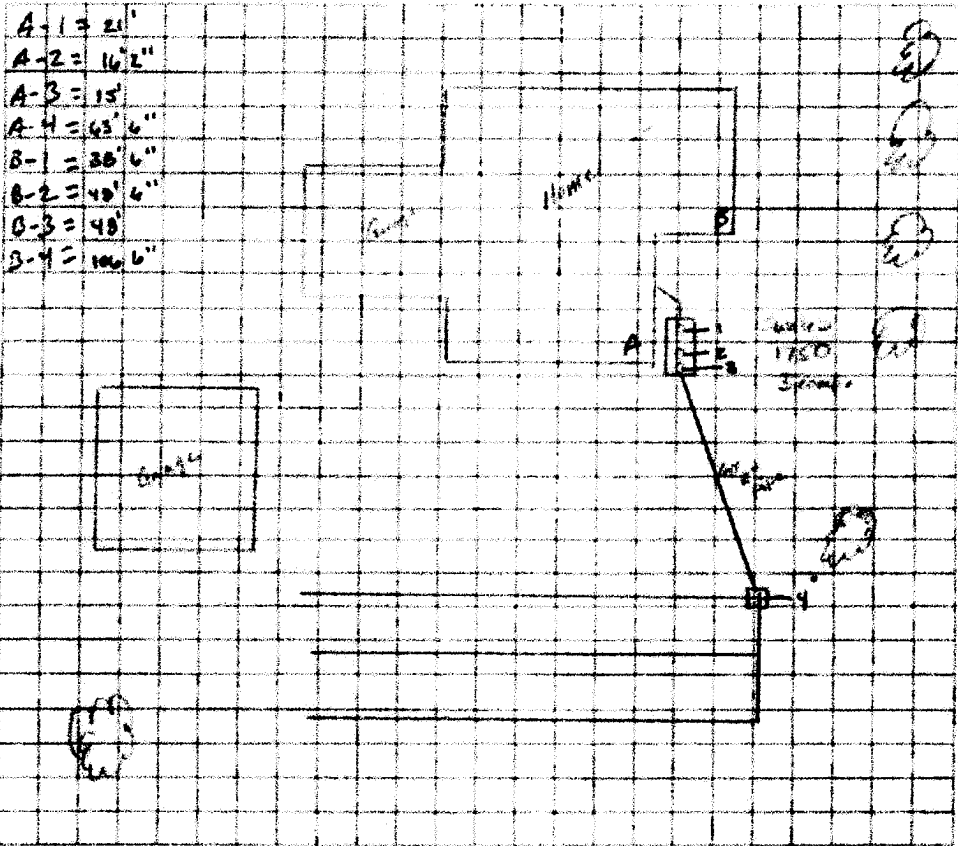
This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).

14009800017u



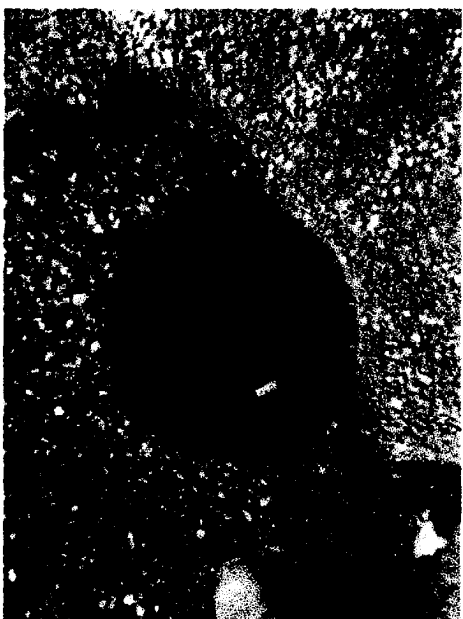
#2725

OWNER: Doug Winkewitsch DATE: 7/25/2019  
SITE ADDRESS: 1786 Honey Creek Rd TOWN/COUNTY: Manchester / Delaware Co.  
GPS: Long:                      Lat:                       
TANK SIZE: 1750 3 tone Plastic OR Concrete D-BOX: 1 or 9 OUTLETS USED: 3  
SECONDARY TREATMENT: EA 36 Infiltrator 300' (Fabric on Top)  
Zellerbach Filter equals P5 & P1, Alameda



NOTES:





**DELAWARE COUNTY****BOARD OF SUPERVISORS**PERMIT NO. 2725

## APPLICATION FOR PERMIT TO INSTALL PRIVATE SEWAGE DISPOSAL SYSTEM

ADDRESS 1786 Honey Creek Rd Mandota SECTION 9 TOWNSHIP DelawareLOCATION QT QT SEC 5 T 89 N R 5 W Parcel# 140 09 00017 00Owner Doug Winkewitsch Plumber OasisLot size \_\_\_\_\_ Type Commercial \_\_\_\_\_ Residential (No. Bedrooms) 3Fixtures: Stools 3 Bath tubs 1 Showers 3 Sinks 4 Automatic Laundry 1 Lift Pump \_\_\_\_\_Septic tank made by Swailes Construction Material crete Gallon Cap. 1750 Garbage disposal \_\_\_\_\_Absorption Field: Total length of Laterals 300 No. of lateral lines 3 Size of leach bed \_\_\_\_\_

Trench Material \_\_\_\_\_ Secondary Treatment Type \_\_\_\_\_

This system is new construction ☒ Existing \_\_\_\_\_

I certify that the above information is correct and that all proposed work will be completed in accordance with Delaware county Regulations.

**Delaware County Septic System Disclaimer**

The issuance of a permit and the completion of the inspection required by Delaware County Ordinance No. 40 do not serve as any type of warranty, guarantee, or certification regarding the proper functioning of a private septic system for any period of time in the future. Delaware County and its employees or agents are unable to supervise or monitor the numerous factors (usage, soil characteristics, previous failures, etc.) that may affect the proper operation or the use and maintenance of the system.

The issuance of a permit and/or the completion of the inspection do not constitute any type of warranty, guarantee, or certification regarding the impact the system is or is not having on the groundwater. Delaware County and its employees or agents are not able to determine the impact a septic system is having on the groundwater.

Delaware County hereby **DISCLAIMS ALL WARRANTIES**, either expressed or implied, associated with this permit and the inspection required under Ordinance No. 40.

By signing below, I acknowledge that I have received and read the above disclaimer.

Name \_\_\_\_\_ Date \_\_\_\_\_  
Applicant

I have studied the information contained herein and certify that the application complies with Delaware County Ordinance No. 40 and Iowa Administrative Code 567—69, Private Sewage Disposal Systems.

Name Dennis Lyons Date 6-11-18  
Delaware County Representative

DELAWARE COUNTY SANITATION

EnvTrack #

Permit # 2725

Application # \_\_\_\_\_

Completion Report for Private Sewage Disposal System

Owner: Doug Winkewitz

Site Address: 1786 Henry Creek Rd

Township: Delaware

Parcel #: 14009000.1700

Lot # \_\_\_\_\_

Legal S-T-R: 5-89-5

Mailing Address: \_\_\_\_\_

Contractor: Oasis

Bedroom #: 3

Water Supply: \_\_\_\_\_

Primary Treatment: Latitude: 42.53179

Longitude: -91.4355

Septic Tank Volume (g): 1750 Manuf: Sewalos Material: crude # Pieces: 1 # Cmp: 3

Riser Ht Lid 1 (in): 34" Riser Ht Lid 2 (in): 48" Filter Brand: polyh Diameter (in): 4 Distance to well (ft): 5100

Note: Effluent filter requires frequent cleaning.

Dose Tank Volume (g): \_\_\_\_\_ Pump or Siphon Dose: \_\_\_\_\_ Gallons/dose: \_\_\_\_\_ Riser Ht (in): \_\_\_\_\_ Alarm: \_\_\_\_\_

D-Box: Latitude: 42.53192

Longitude: -91.4353

Depth: 18"

Subsurface Absorption Type: chamber Chamber Manuf: \_\_\_\_\_ Lineal Ft: 300 # Trenches: 3

Inches rock under pipe: \_\_\_\_\_ Trench Depth (in): \_\_\_\_\_ Trench width (in): \_\_\_\_\_ Distance to well (ft): \_\_\_\_\_

Surface Absorption Type: \_\_\_\_\_ Overall length (ft): \_\_\_\_\_ Overall width (ft): \_\_\_\_\_

Rock bed length (ft): \_\_\_\_\_ Rock bed width (ft): \_\_\_\_\_ Length of laterals (ft): \_\_\_\_\_ # Laterals: \_\_\_\_\_

Header pipe diameter (in): \_\_\_\_\_ Rock type: \_\_\_\_\_ Distance to well (ft): \_\_\_\_\_ Depth to bottom of trench (in): \_\_\_\_\_

Packed Bed Media Filter: \_\_\_\_\_ Sand filter length (ft): \_\_\_\_\_ Sand filter width (ft): \_\_\_\_\_ Sand filter sq ft: \_\_\_\_\_

Liner: \_\_\_\_\_ Distance to well (ft): \_\_\_\_\_ # Distributor lines: \_\_\_\_\_ # Collector lines: \_\_\_\_\_

Distributor line type: \_\_\_\_\_ Separating layer: \_\_\_\_\_ Discharge GPS (lat x long): \_\_\_\_\_

\*Peat Filter: Serial #: \_\_\_\_\_ Closed or Open bottom: \_\_\_\_\_ Lineal Ft absorption: \_\_\_\_\_ # Laterals: \_\_\_\_\_

crushed rock, river rock or chamber \_\_\_\_\_ Trench width (ft): \_\_\_\_\_ Rock under pipe (in): \_\_\_\_\_

Distance to well (ft): \_\_\_\_\_ Inches soil cover over trench: \_\_\_\_\_ Discharge GPS (lat x long): \_\_\_\_\_

Recirculating Textile Filter: Brand Name: \_\_\_\_\_ Distance to well (ft): \_\_\_\_\_

Discharge GPS (lat x long): \_\_\_\_\_ Absorption field installed after (no discharge) \_\_\_\_\_

Note: A maintenance agreement with a manufacturer-approved contractor must be maintained for the life of the septic system.

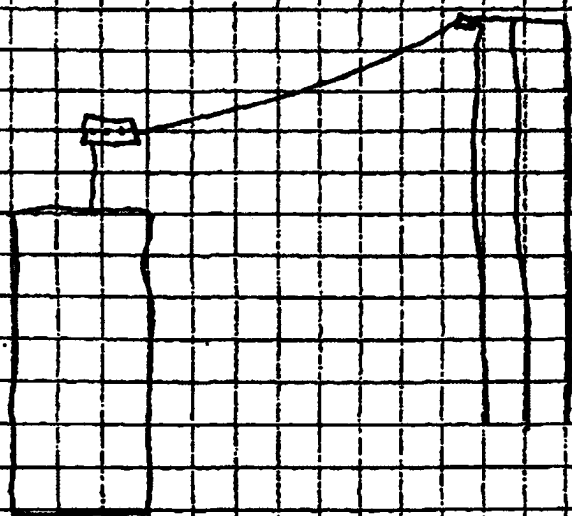
Comments: Effluent filter requires frequent cleaning.

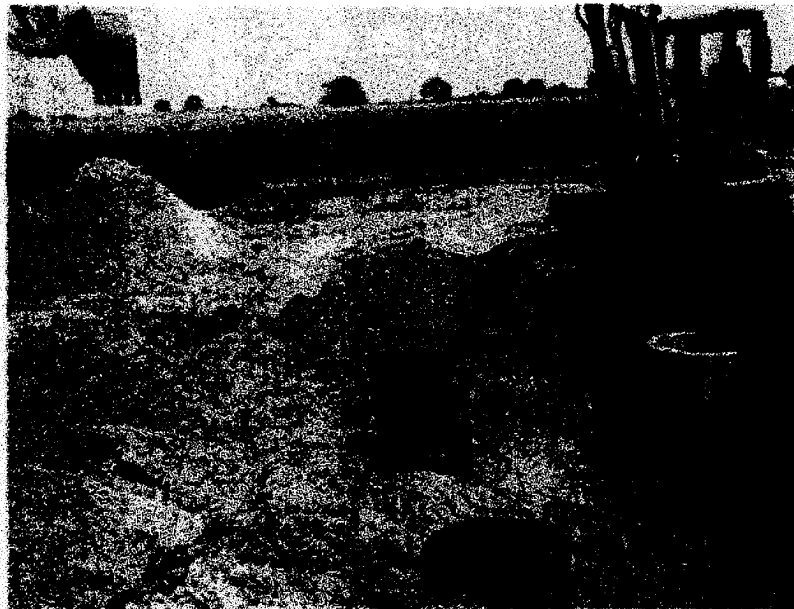
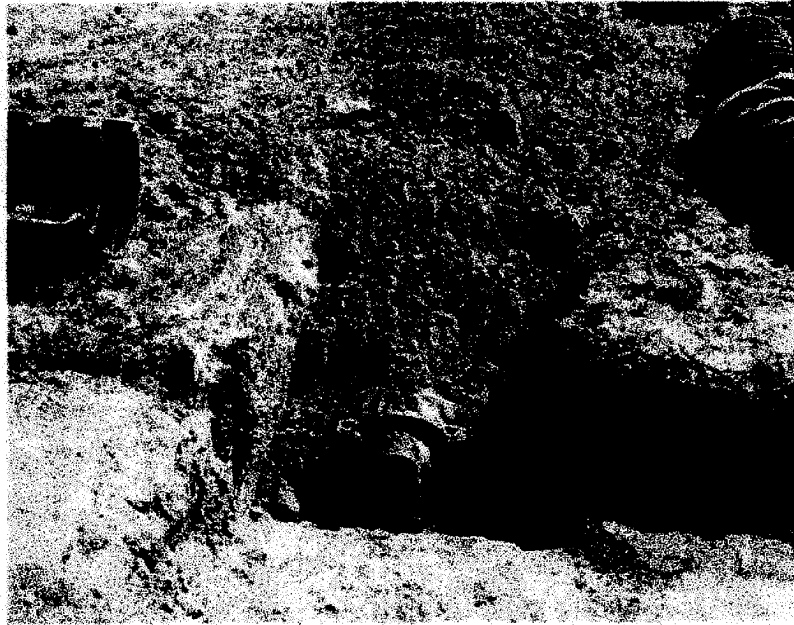
Is any portion of the field covered before the inspection: no System installation approved: yes

Date of Final Inspection: 7-26-19 Environmental Health Specialist: \_\_\_\_\_

Issued ☐

This APPROVAL in no way makes the County responsible for the continued operation of this sanitation system





1400900017w



1332 N. Franklin, Manchester, Iowa 52057  
563-927-6503 888-666-6503  
www.oasiswell.com

#2725

OWNER: Doug Winkewitsch

DATE: 7/25/2019

SITE ADDRESS: 1786 Honey Creek Rd

TOWN/COUNTY: Manchester / Delaware Co.

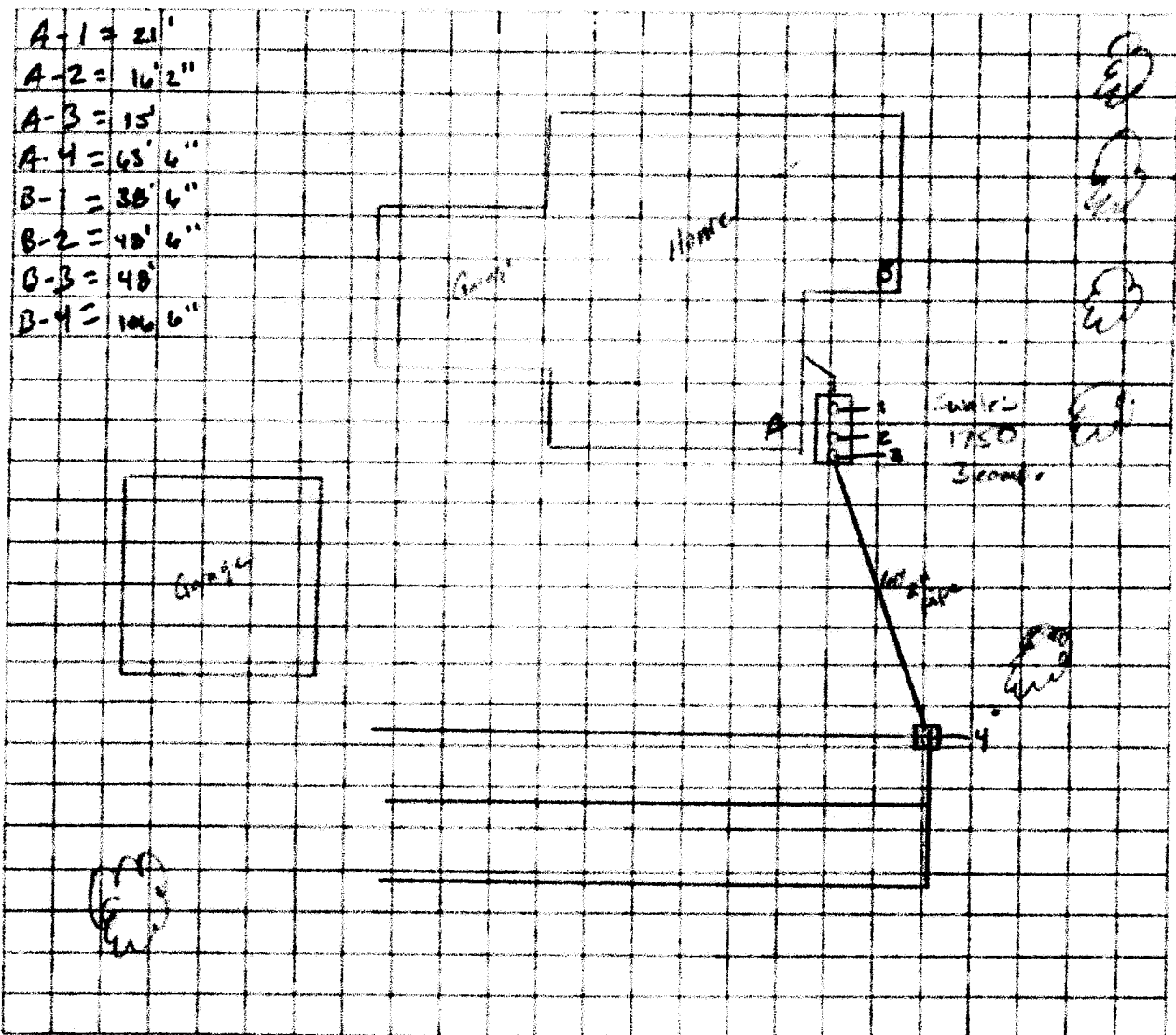
GPS: Long: Lat:

TANK SIZE: 1750 3 Comp Plastic OR Concrete

D-BOX: 1 or 9 OUTLETS USED: 3

SECONDARY TREATMENT: EQ 36 Infiltrator 300' (Fabric on Top)

Zeller Static Filter boulders PS 51 P1, Alarm



NOTES:

