

Recorded: 6/27/2025 at 9:15:33.0 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: 2025 PG: 1675

**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: J & D Doese Properties, LLC  
Address: 2824 212th Ave., Delhi, IA 52223

**TRANSFeree:**

Name: Ross Eldon Kuhlman and Laura Elizabeth Kuhlman  
Address: 417 North West, Earlville, IA 52041

Address of Property Transferred:  
2824 212th Ave., Delhi, Iowa 52223

Legal Description of Property: (Attach if necessary)

Parcel 2024-88 Part Of The NE ¼ - NW ¼ And Part Of The SE ¼ - NW ¼ Section 1, T87N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2642,

**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:

Drilled well located in well pit 30' west  
of machine shed - Active well

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

Signature: David A. Doere

(Transferor)

Telephone No.: (319) 269-1000

**TIME OF TRANSFER INSPECTION TOT# 16109 LUKE OGDEN CERT # 6715**

**Site Information**

Parcel Description: **365010000500**

Address: **2824 212th Ave, Delhi, IA 52223**

County: **Delaware**

**Owner Information**

Property is owned by a business: **Yes**

Business Name: **J&D Doese Properties LLC**

Owner Name:

Email Address:

Address: **402 Lakeside Dr P.O Box 100, Fairbank, IA 50629**

Phone No: **319-721-4068**

**Additional Contact Information**

Name

Email Address

Affiliate Type

**Troy Louwagie**

**troyL@hertz.ag**

**Realtor**

**Site related information**

No Of Bedrooms: **3**

Inspection Date: **06/18/2025**

Facility Type: **Residential**

Currently Occupied: **Yes**

Last Occupied:

System Installation Date:

Permit issued by County: **No**

Permit Number:

All plumbing fixtures enter septic system: **Yes**

County contacted for records: **Yes**

Property Information Comments:

**Primary Treatment**

**Tank 1**

Tank Name: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **1500**

Tank Material: **Concrete**

Tank Corrosion Type: **Moderate**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **st-49**

Date Pumped: 6/8/2025	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: No	Watertight: Yes
Tank/Vault Pumped: Yes	Inlet Baffle Present: No	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	Accessible: Yes
Box Opened: Yes	Baffle Present: No	Speed Levelers Present: Yes
Watertight: Yes	Functioning As Designed: Yes	

General Distribution System Comments :

#### Secondary Treatment

##### Lateral Field1

Distribution Type: Distribution Box	Material Type: Rock and PVC Pipe	Trench Width: 2
Lines: 4	Total Length of Absorption Line: 300	System Hydraulic Loaded: Yes
Gallons Loaded: 250	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: No	System Located on Owner Property: Yes
Easement Present: N/A	Functioning as Designed: Yes	
Comments: lateral field is 4 lines . unable to tell exact lengh of leach lines. distrubution box was replaced with a new pvc distrubution box on 4-8-2025.		

General Secondary Treatment Comments:

#### 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 Well & Pump, LLC 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 Well & Pump, LLC 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# 16109 LUKE OGDEN CERT # 6715**

Owner Name: **J&D Doese Properties LLC**

Address: **2824 212th Ave , Delhi , IA 52223**

County: **Delaware**

Inspection Date: **06/18/2025**

Submitted Date: **6/24/2025**

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).



# OASIS WELL & PUMP

1332 N. Franklin, Manchester, Iowa 52057

563-927-6503

www.oasiswell.com

OWNER: J: D DOESE PROPERTIES LLC

DATE: 6/18/2025

SITE ADDRESS: 2824 212<sup>th</sup> AVE DELHI

TOWN/COUNTY: DELHI / DELAWARE

GPS: Long: \_\_\_\_\_ Lat: \_\_\_\_\_

TANK SIZE: 1500 Plastic OR Concrete

D-BOX: 7 or 9 OUTLETS USED: 4

SECONDARY TREATMENT: ROCK & PIPE

↑  
N

A-1 87'  
A-2 94'  
A-3 101'  
B-1 68'  
B-2 73'  
B-3 82'



GARAGE

B



