

Recorded: 8/28/2025 at 2:10:55.0 PM
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: 2316

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED IN FULL 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	Maggie Bergeson	Bret Bergeson		
Address	2552 Hwy 38	Delhi	IA	52223
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name	James H. Willey	Becky A. Willey		
Address	PO Box 262	Delhi	IA	52223
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

2332 Jefferson Rd.	Manchester	IA	52057
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

See Exhibit A

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:

* please see attached Time of Transfer documentation for more information
* well is drilled, steel cased 5" . 58' depth See attached well report for more info.

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

Signature: _____

(Transferor or Agent)

Telephone No.: _____

Exhibit A

That part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), Township Eighty-eight (88) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the intersection of the centerline of Jefferson Road and the North line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), and running thence East along said North line five hundred ninety five (595.0) feet, thence Southerly to intersect the centerline of Jefferson Road, thence Northwesterly along the centerline of said Jefferson Road to the point of beginning

TIME OF TRANSFER INSPECTION TOT# 17103 LUKE OGDEN CERT # 6715

Site Information

Parcel Description: **240100003800**

Address: **2332 Jefferson Rd, Manchester, IA 52057**

County: **Delaware**

Owner Information

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

Business Name:

Owner Name: **Brett & Maggie Bergeson**

Email Address:

Address: **2332 Jefferson Rd, Manchester, IA 52057**

Phone No: **616-970-7327**

Site related information

No Of Bedrooms: **2**

Facility Type: **Residential**

Last Occupied:

Permit issued by County: **Yes**

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

Property Information Comments:

Inspection Date: **08/19/2025**

Currently Occupied: **Yes**

System Installation Date: **06/10/2013**

Permit Number: **2166**

County contacted for records: **Yes**

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Tank Material: **Concrete**

No. of Compartments: **3**

Date Pumped: **8/19/2025**

Distance To Well (Ft.): **52'**

Risers Intact: **Yes**

Type: **Septic Tank**

Tank Corrosion Type: **Moderate**

Pump Tank Chamber: **Yes**

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: **pump is a 230 volt with a sje rhombus control box model # 1121w110h17A. High level alarm doesn't work but the alarm light does work.**

General Primary Treatment Comments:

Distribution Type

Distribution Box 1

Label: **Distribution Box 1** Material Type: **Plastic** Accessible: **Yes**
Box Opened: **Yes** Baffle Present: **Yes** Speed Levelers Present: **Yes**
Watertight: **Yes** Functioning As Designed: **Yes**

General Distribution System Comments : **4 lines are exiting the distrubution box.**

Secondary Treatment

Absorption Bed1

Distribution Type: **Distribution Box** Material Type: **Leaching Chamber** Absorption Bed Width: **16**
Absorption Bed Length: **55** Total Absorption Area: **880** System Hydraulic Loaded: **Yes**
Gallons Loaded: **200** Meets Setback to Well: **Yes** Well Type: **Private**
Distance To Well (Ft.): **110'** 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: **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.

Certified by Luke Ogden #6715



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 17103 LUKE OGDEN CERT # 6715

Owner Name: **Brett & Maggie Bergeson**

Address: **2332 Jefferson Rd , Manchester , IA 52057**

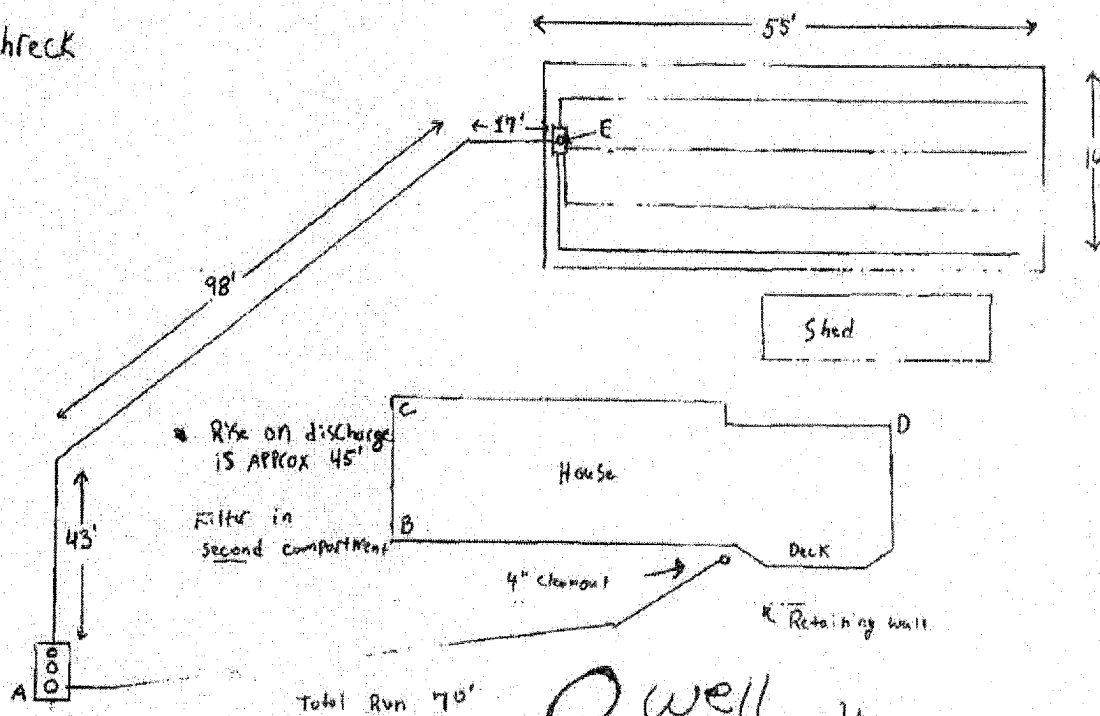
County: **Delaware**

Inspection Date: **08/19/2025**

Submitted Date: **8/25/2025**

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).

Rod Schreck



Well
92 Ft to tank

A-B	65'	C-E	50'
A-C	72'	D-E	61'

Tank is 1750 Gallon by
Schmutz Precast

Installed By:

Budden well & Plumbing, Inc.
Dyersville IA
563-875-8000

2332 Jefferson Rd
Manchester

AWARE COUNTY
D OF SUPERVISORS

(Print or Type)

Permit No. 2166

APPLICATION FOR PERMIT TO INSTALL PRIVATE SEWAGE DISPOSAL SYSTEM

ADDRESS: 2332 Jefferson Rd Section 10 Township M. 16

LOCATION: SE 1/4 Sec 10 T-88-N R-5-W

Owner: Red Schreck Tenant: _____ Plumber: Bader

Lot Size: _____ Type Commercial: _____ Residential: (No. Bedrooms) 3

Fixtures: Sinks 2 Lavatories _____ Bath Tubs 2 Showers 2 Sinks 3 Automatic Laundry _____ Sump Pump _____

Septic Tank made by Schmeltz Garbage Grinder _____ Construction Material Concrete Gallons Cap. 251750

Percolation Test: 1 _____ 2 _____ 3 _____ 4 _____ Made by: _____

Absorption Field: Total length of laterals _____ No. of lateral lines _____

This system is new ✓ Existing _____ 15x45 - Chambers

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

Date Approved 6-10-13

By Dennis Lyons INSPECTOR

APPLICANT'S SIGNATURE Red Schreck SEAL