

Recorded: 12/4/2025 at 8:06:25.0 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: 3288

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED IN FULL BY TRANSFEROR

TRANSFEROR:

Name	Gregory A. McSweeney and Jennifer J. McSweeney		
Address	725 Blairs Ferry Road	Marion	IA 52302
	Number and Street or RR	City, Town or PO	State Zip

TRANSFeree:

Name	RAD Investments LLC		
Address	5638 Irina Court	Asbury	IA 52002
	Number and Street or RR	City, Town or PO	State Zip

Address of Property Transferred:

23075 265th Street	Delhi	Iowa	52223
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

That part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth Principal Meridian, described as commencing at a point sixteen and six-tenths (16.6) feet West from the Northeast corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), and running thence South 19° 29' West three hundred seventy nine and four-tenths (379.4) feet, thence North 44° 40' West two hundred and five-tenths (200.5) feet, thence North 86° 5' West two hundred six and three-tenths (206.3) feet to the point of beginning, thence South 10° 41' East two hundred twenty (220) feet, thence South 86° 5' East one hundred fifty (150) feet, thence North 10° 41' West two hundred twenty (220) feet, thence North 86° 5' West one hundred fifty (150) feet to the point of beginning. Subject to easements, restrictions and covenants of record

And

Lot Twenty-One (21) of Lake Pointe Estates A Subdivision Of Part Of The NE $\frac{1}{4}$ And Part Of The SE $\frac{1}{4}$ Of Section 30, T88N, R4W Of The 5th Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 2021, Page 3538

And

Parcel 2018-86, Part of the NE $\frac{1}{4}$ Of The SE $\frac{1}{4}$, Sec. 30, T88N, R4W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 2889

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:

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 or Agent)

Telephone No.: 312-981-5704

well located & Approximately ten feet in front
of the over head garage door of the
pole barn under the concrete driveway

TIME OF TRANSFER INSPECTION TOT# 16185 JASON BRIMEYER CERT # 9446

Site Information

Parcel Description: **PT NE SE AS DESC. DR 130P 149**

Address: **23075 265th St, Delhi, IA 52223**

County: **Delaware**

Owner Information

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

Business Name:

Owner Name: **Gregory McSweeny**

Email Address:

Address: **23075 265th St, Delhi, IA 52223**

Phone No:

Additional Contact Information

Name

Jim Arthofer

Email Address

Triplejservices3@aol.com

Affiliate Type

Other

Site related information

No Of Bedrooms: **4**

Facility Type: **Residential**

Last Occupied:

Permit issued by County: **Yes**

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

Property Information Comments:

Inspection Date: **06/27/2025**

Currently Occupied: **Yes**

System Installation Date: **07/31/1995**

Permit Number:

County contacted for records: **Yes**

Primary Treatment

Septic tank

Tank Name: **Septic tank**

Tank Material: **Concrete**

No. of Compartments: **2**

Date Pumped: **6/27/2025**

Type: **Septic Tank**

Tank Corrosion Type: **None**

Pump Tank Chamber: **No**

Meets Setback to Well: **Yes**

Tank Size (Gal): **1250 Gal**

Liquid Level Type: **Normal**

Licensed Pumper Name: **Triple J**

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: Yes	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: Concrete	Accessible: Yes
Box Opened: Yes	Baffle Present: Yes	Speed Levelers Present: No
Watertight: Yes	Functioning As Designed: Yes	

General Distribution System Comments :

Secondary Treatment

Lateral Field1

Distribution Type: Distribution Box	Material Type: Leaching Chamber	Trench Width: 24
Lines: 3	Total Length of Absorption Line: 300	System Hydraulic Loaded: Yes
Gallons Loaded: 335	Meets Setback to Well: Yes	Well Type: Private
Distance To Well (Ft.): 150+	Lateral Lines Probed: Yes	Saturation or Ponding Present: No
Grass Cover Present: Yes	Lateral Lines Equal Length: 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: **On June 27, 2025 we conducted a septic inspection at 23075 265th St. Delhi, Iowa. We located the septic tank and started running water to load the system. We then located the distribution box and dug it up. We found it to be concrete with 3 lines going to the leach field. We then probed the lines and found each of them to be 100ft long with no ponding and dry. We loaded the system with 325 gallons of water. Then we pumped the septic tank and found it to be a 2 compartment 1250 gallon tank. The inlet and outlet baffles were functioning as designed. The system worked at the time of inspection.**



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 16185 JASON BRIMEYER CERT # 9446

Owner Name: **Gregory McSweeny**

Address: **23075 265th St , Delhi , IA 52223**

County: **Delaware**

Inspection Date: **06/27/2025**

Submitted Date: **6/28/2025**

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).

Documents







check Delhi

220-29-03-019-00



Time of Transfer Inspection Report

Property information

Current owner Vaughn Ellison

Mailing address 23075 265th Street, Delhi, IA 52223

Site Address/County 23075 265th St, Delhi, IA -- Delaware County

Legal Description

No. of bedrooms 3 Last occupied? Current Records available Yes

Permit/installation date 7-31-1995 Separation distances ok/no? ok

Septic system information

Septic tank(s): size 1,250 material concrete condition Good

Tank pumped? Yes Date 1-24-2017 Licensed Pumper Groth Services LLC

Septic/trash/processing tank: size _____ material _____ condition _____

Tank pumped? _____ date _____ licensed pumper _____

Maintenance contract? No expiration date _____ service provider _____

Pump tanks/vaults: type _____ size _____ condition _____

Distribution system: Distribution box concrete outlets used 3 condition good

Header pipe(s) 3 # of lines 3 Pressure dosed? no

Secondary treatment:

Absorption field 3-Variable length lines approx 180' Determined by Shape of yard, ground was froze too hard to probe, County permit says 300'

condition of fields good determined by Hydraulic load test

type of trench material Unknown

Size of sand filter _____ Determined by _____

Vent pipes above grade? _____ Discharge pipe located? _____

Effluent sample taken? _____

Media filters: type _____

Maintenance contract? _____ expiration date _____ service provider _____

NPDES General Permit No. 4: required? NO permitted? _____ NOI provided _____



Time of Transfer Inspection Report

Other components:

Alarms NO Working? _____ disinfection _____ working? _____

Control box _____ Timers _____ inspection ports _____

Other components _____

Overall condition of the private sewage disposal system

Report system status Has required system components and seems to be functioning properly

Explain (attach additional pages as needed) See Attached Narrative Report

Comments: _____

Signature of Certified inspector: Roger Groth Date: 1/24/2017

Name (print): Roger Groth Certificate #: 8813

Address: 1690 165th Street Manchester, IA 52057

Phone # 563-927-5823

A copy of this report, the narrative report and sketch has been sent to the following by us:

YES- Owner

YES- County sanitarian/environmental health office,

YES- Iowa DNR in Des Moines

GROTH SERVICES LLC

NARRATIVE INSPECTION REPORT

Vaughn Ellison
23075 265th St.
Delhi, IA 52223

HOME DESCRIPTION:

This is a three (3) bedroom / 3 bathroom, home with a walk out basement. There is a kitchen garbage disposal in the kitchen. There is no water softener. There is no sump pump. All wastewater drains via gravity to septic tank. The gravity sewer line exits towards the south yard. The septic tank is approximately 30' from house to center of the riser. The single riser is above grade and positioned over the dual compartment wall in septic tank. The septic tank is a concrete, dual compartment, 1,250 gallon tank according to pumper truck (permit says 1,000 gals). The secondary treatment system consists of a concrete distribution box with Three (3) variable length lines, all running northerly. Ground was frozen too hard to probe, but the yard looks like the most lengths would be approximately 80',- 70',-30'. The County permit states installation approval on 7-31-1995.

Distance from Septic tank to well is > 100' +
Secondary treatment is > 150'+

CONDITION:

Groth Services LLC, pumped the septic tank on 1-24-2017. The concrete tank seemed to be in very good condition. I checked inlet and outlet baffles with a mirror and flashlight. The concrete distribution box was dug up by the home owner (approx. 12" deep) and I inspected it, it is in good condition. The secondary treatment system accepted the prescribed 250 gallons of water for the hydraulic load test and seems to be functioning properly.

Yes-This system does meet the Time of Transfer inspection criteria in it having primary and secondary treatment.

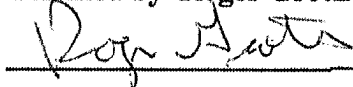
This inspection was completed at 23075 265th Street, Delhi, IA., on 1-24-2017 and is valid for two years from this date.

Company Disclaimer

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. Groth Services 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 the 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 construed as a warranty by our Company that the system will function properly for any particular buyer. Groth Services 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.

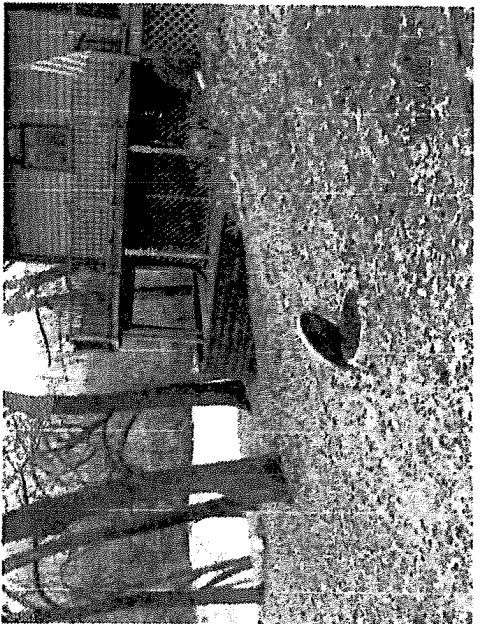
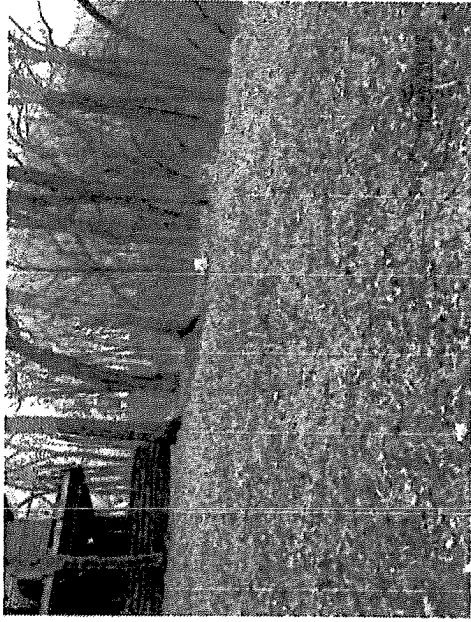
I have studied the information contained herein and that my assessment is honest, thorough, and to the best of my ability correct. This Narrative report may not be copied without written approval from Groth Services LLC.

Certified by Roger Groth # 8813



DATE 1-24-17

page 3



Groth Services LLC

Manchester, IA 52057

563-927-5823

1690 165th St.

DATE	INVOICE #
1/24/2017	66622

BILL TO
 Ellison, Vaughn 23075 265th St. Delhi, Ia. 52223

P.O. NUMBER	TERMS	SERVICEMAN	Next Pumping Due	COUNTY
	Due on receipt	RG		Delaware

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Service Call	1	Service Call- Pumper Truck	0.00	0.00
Pumpings - Reside...	1	Residential Septic Tank Pumping	195.00	195.00
Extra Backwas	4	Extra Backwashes (5 total)	10.00	40.00
Disposal	1	Disposal Charge- 1250 gals.	125.00	125.00
Roger	1.5	Hand Labor - Roger	65.00	97.50T
Inspection	1	Time of Transfer Septic System Inspection	125.00	125.00T
		Septic Tank has risers to surface. Pumped Concrete Dual Compartment Septic Tank approx. 1250 gals. was 100% solids. Checked inlet and outlet baffles in Septic Tank. Customer dug up to D-Box. Checked out Concrete D-Box- ok. Did Hydraulic Water load test from D-Box on leaching system for a 3 Bedroom Home. Leaching system is 3 lines approx. 180' total. Inspected basement plumbing for Time of Transfer Inspection. Did Time of Transfer Inspection report and paperwork. Suggest pumping Septic Tank every 3 years. State and Local Option Tax	7.00%	15.58

A 10% Discount is given for regular maintenance pumping every 1-3 years for existing customer.

Total

\$598.08

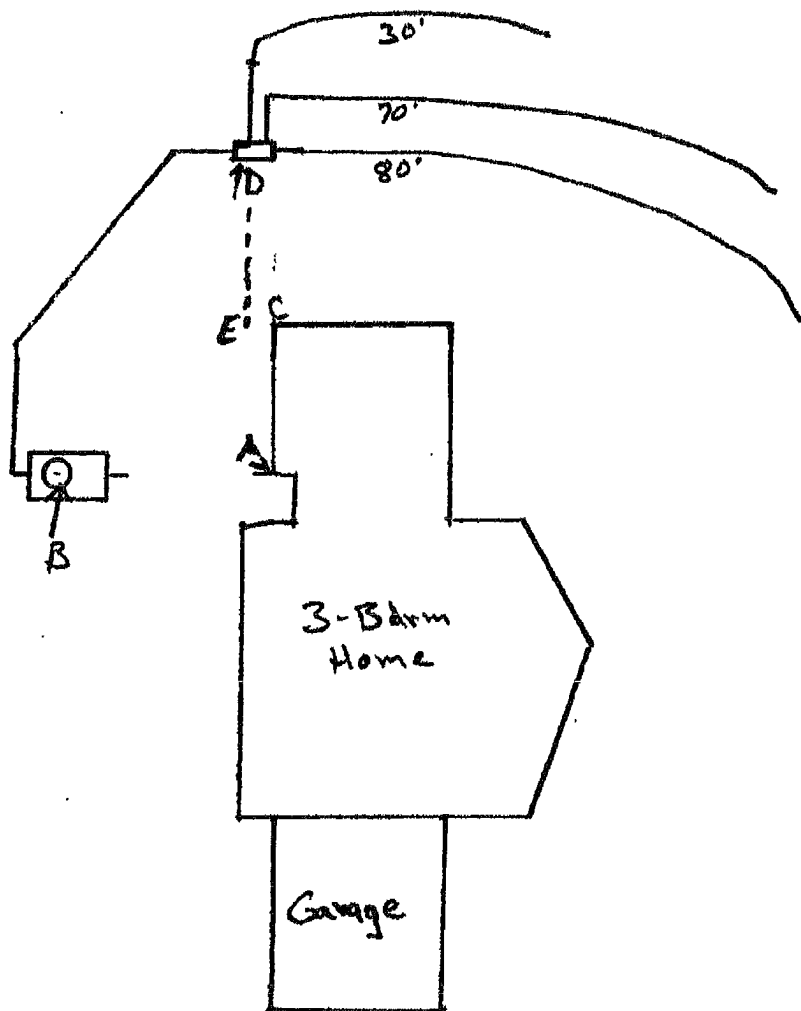
Finance Charge of 1.75% per month will be charged on all accounts after 30 days with a minimum charge of \$1.00.

GROTH SERVICES

TIME OF TRANSFER INSPECTION MAP

DATE 1-24-17 SELLER Vaughn Ellison BUYER _____

ADDRESS 23075 265th St. CITY Delhi, IA.



A - B = 30'
C - D = 30'
C - E = 18"

Brimeyer Dozing & Excavating LLC.

406 1st Ave W. Farley, Iowa 52046

Jason: 563-590-2471

Josh:563-590-3714

Steve:563-590-4614

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. Brimeyer Dozing and Excavating 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 septic systems as well as 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. Brimeyer Dozing and Excavating LLC. DISCLAIMS ANY WARRANTY, either expressed or implied, arising from inspection of the septic system or this report.