

Recorded: 12/4/2025 at 9:27:54.0 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: 3292

**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 Lindsey R. Meyer aka Lindsay R. Elliott and Jeffry J. Elliott

Address	<u>2286 Jefferson Road</u>	<u>Manchester</u>	<u>Iowa</u>	<u>52057</u>
	Number and Street or RR	City, Town or PO	State	Zip

**TRANSFeree:**

Name Lane Rowe and Madison Rowe

Address	<u>300 E Union Street</u>	<u>Manchester</u>	<u>Iowa</u>	<u>52057</u>
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

<u>2286 Jefferson Road</u>	<u>Manchester</u>	<u>Iowa</u>	<u>52057</u>
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

See attached 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.

*located NW of the house on the property boundary line*

**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:

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**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.: \_\_\_\_\_

319-431-8301

## **Exhibit A – Legal Description**

**Lot Eleven (11), and the Southerly one-half of Lot Ten (10) described as that part of Lot Ten (10) that lies Southeasterly of a line which commences at the mid-point of the Southwesterly line of said Lot Ten (10) and on the Northerly right-of-way line of the County Road and runs thence Northeasterly to the mid-point of the Northeasterly line of said Lot Ten (10), of Doyle's Subdivision of part of the West one-half (W1/2) of the Southwest Quarter (SW1/4) of Section Three (3), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 199; also Lot Five (5) of Doyle's Second Subdivision Of Part Of The West Half Of The Southwest Quarter Of Section 3, Township 88 North, Range 5 West Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 29**



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS  
LT. GOVERNOR CHRIS COURNOYER  
DIRECTOR KAYLA LYON

## TIME OF TRANSFER INSPECTION TOT# 18530 ROBB HARTER CERT # 9343

### Site Information

Parcel Description: **240030101200**

Address: **2286 Jefferson Rd, Manchester, IA 52057**

County: **Delaware**

### Owner Information

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

Business Name:

Owner Name: **Lindsey R & Jeffry J Meyer/Elliott**

Email Address:

Address: **2286 Jefferson Road, Manchester, IA 52057**

Phone No:

### Site related information

No Of Bedrooms: **4**

Inspection Date: **11/04/2025**

Facility Type: **Residential**

Currently Occupied: **Yes**

Last Occupied:

System Installation Date:

Permit issued by County: **N/A**

Permit Number:

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

County contacted for records: **Yes**

Property Information Comments:

### Primary Treatment

#### Tank 1 = lift station

Tank Name: **Tank 1 = lift station**

Type: **Septic Tank**

Tank Size (Gal): **1000**

Tank Material: **Concrete**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: **1**

Pump Tank Chamber: **Yes**

Licensed Pumper Name: **Harter Custom  
pumping**

Date Pumped: **11/4/2025**

Meets Setback to Well: **Yes**

Well Type: **Private**

Distance To Well (Ft.): **76**

Is Accessible: **Yes**

Lid Intact: **Yes**

Risers Intact: **Yes**                      Effluent Filter Present:                      Watertight: **Yes**  
 Tank/Vault Pumped: **Yes**              Inlet Baffle Present: **Yes**              Outlet Baffle Present: **No**              Functioning as Designed: **Yes**  
 Tank Comments: **Existing tank now used as a lift station**

## Tank 2

Tank Name: **Tank 2**                      Type: **Septic Tank**                      Tank Size (Gal): **1250**  
 Tank Material: **Concrete**              Tank Corrosion Type: **None**              Liquid Level Type: **Normal**  
 No. of Compartments: **2**              Pump Tank Chamber: **Yes**              Licensed Pumper Name: **Harter Custom Pumping**  
 Date Pumped: **11/4/2025**              Meets Setback to Well: **Yes**              Well Type: **Private**  
 Distance To Well (Ft.): **96**              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:

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 :

## Secondary Treatment

### Sand Filter1

Filter Type: **Free Access**                      Distribution Type: **Distribution Box**                      Material Type: **Rock and PVC Pipe**  
 Absorption Area: **630**                      System Hydraulic Loaded: **Yes**                      Gallons Loaded: **300**  
 Discharge At Time of Inspection: **No**                      CBOD5 Results:                      TSS Results:  
 Disinfection Present: **No**                      Disinfection Type:                      Tertiary Treatment Present: **No**  
 Tertiary Treatment Type:                      Meets Setback to Well: **Yes**                      Well Type: **Private**  
 Distance To Well (Ft.): **109**                      Sand Filter Probed: **Yes**                      Vent(s) Located: **Yes**  
 Saturation or Ponding Present: **No**                      Grass Cover Over System: **Yes**                      Outlet Found: **Yes**  
 Sample Taken: **No**                      GP4 Permitted: **No**                      GP4 Required: **No**  
 System Located on Owner Property: **Yes**                      Easement Present: **N/A**                      Functioning as Designed: **Yes**

Comments: **Dry**

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **There are two tanks. Tank 1 is a lift pump tank with the lift pump functioning as designed with concrete risers and lid intact. Tank B has risers and lids in tank. The far east tank has a filter that needs to be cleaned every year. Ran the pump several times. Lift pump was operating as designed. Recommend pumping every two to three years. Do not plant, build or drive on the sand filter. This approval in no way makes Harter Custom Pumping responsible for the continued operation of this sanitation system.**



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS  
LT. GOVERNOR CHRIS COURNOYER  
DIRECTOR KAYLA LYON

## TIME OF TRANSFER INSPECTION TOT# 18530 ROBB HARTER CERT # 9343

Owner Name: **Lindsey R & Jeffry J Meyer/Elliott**

Address: **2286 Jefferson Rd , Manchester , IA 52057**

County: **Delaware**

Inspection Date: **11/04/2025**

Submitted Date: **11/6/2025**

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).



# Beacon™

Delaware County, IA

TRIP DATA 1.11.17 10:00 AM

**Legend**

- ☐ Corporate Units
- ☐ Political Township
- ☐ Parcels
- ☐ Bill
- ☐ Parcel
- ☐ Roads

**Overview**

**Parcel ID** 240030101200

**Property Address** 2284 JEFFERSON RD

**District** MANCHESTER

**Parcel Tax Description** MILO WEST DELAWARE FD#7

**Alternate ID n/a**

**Class** R

**Acreage** n/a

**Owner Address** Gaskill, David C & Daris S

**118 Fairview Dr**

**Manchester, IA 52057**

**Notes**

MILO WEST DELAWARE FD#7

DOYLES SUB S 1/2 LT

10 E. ALL LT. 11 PART

W 1/2 SW 1/4 LOT 5

DOYLES 2ND SUBDIV.

(Note: Not to be used on legal documents)

**Disclaimer:** The information in this map and report represents current data from a vendor (to which is updated continuously) information is believed reliable, but its accuracy cannot be guaranteed.

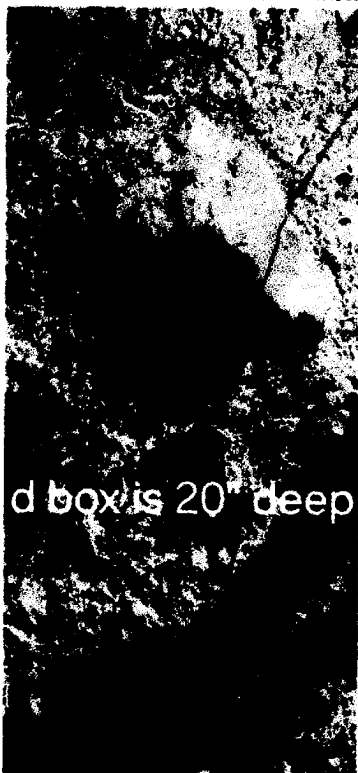
**Date created:** 8/15/2018

**Last Data Update:** 8/15/2018 10:05 AM

**Done by:** Scott Smith

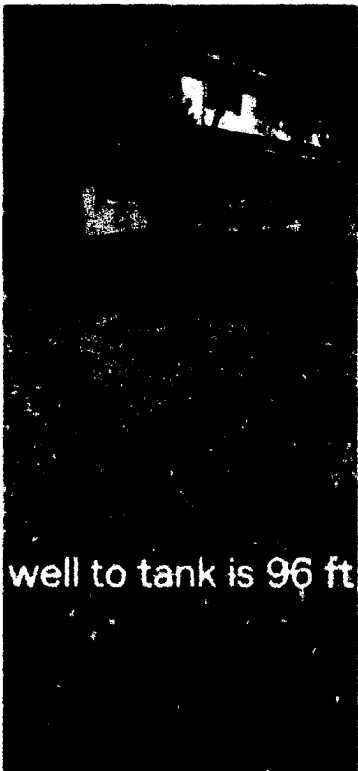


Documents



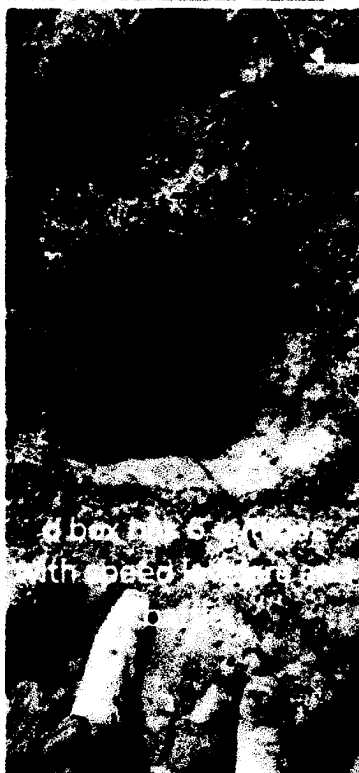








Box is on top of tank



Box is on top of tank with speed of movement

