



Book 2025 Page 3499

Document 2025 GWH-3499 Type 53 001 Pages 1!  
Date 12/22/2025 Time 12:00:45PM  
Rec Amt \$.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**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/media/5465>.

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/media/5466>.

**TRANSFEROR:**

Name	Jayson Fierstine aka Jayson Everett Fierstine and Katherine May Derline Fierstine			
Address	1317 20th Street	Lamont	IA	50650
	Number and Street or RR	City, Town or PO	State	Zip

**TRANSFeree:**

Name	Deborah E. Rice			
Address	114 Forest Cir.	Evansdale	IA	50707
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

2344 Jefferson Road	Manchester	Iowa	52057
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Parcel 2014-71 in the SW¼-NE¼, Section 10-T88N-R5W Delaware County, Iowa

**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

**GROUNDWATER HAZARD STATEMENT**

**ATTACHMENT #1**

**NOTICE OF WASTE DISPOSAL SITE**

**a. Solid Waste Disposal (check one)**

- ☐ There is a solid waste disposal site on this property, but no notice has been received from the Department of Natural Resources that the site is deemed to be potentially hazardous.
- ☐ There is a solid waste disposal site on this property which has been deemed to be potentially hazardous by the Department of Natural Resources. The location(s) of the site(s) is stated below or on an attached separate sheet, as necessary.

**b. Hazardous Wastes (check one)**

- ☐ There is hazardous waste on this property and it is being managed in accordance with Department of Natural Resources rules.
- ☐ There is hazardous waste on this property and the appropriate response or remediation actions, or the need therefore, have not yet been determined.

Further descriptive information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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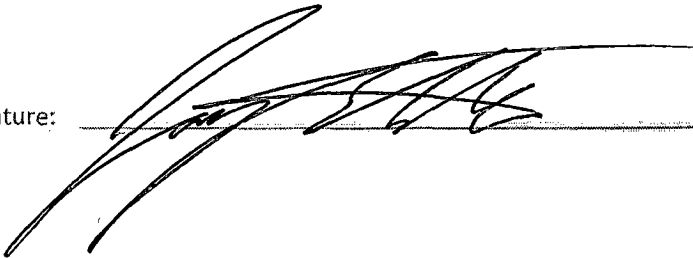
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I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: \_\_\_\_\_



Telephone No.: \_\_\_\_\_



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS  
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

## TIME OF TRANSFER INSPECTION TOT# 18540 COREY GROTH CERT # 8810

### Site Information

Parcel Description: **240100003709**

Address: **2344 Jefferson Rd, Manchester, IA 52057**

County: **Delaware**

### Owner Information

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

Business Name:

Owner Name: **Jayson Fierstine**

Email Address:

Address: **2344 Jefferson Rd, Manchester, IA 52057**

Phone No: **563-920-8511**

### Site related information

No Of Bedrooms: **1**

Facility Type: **Residential**

Last Occupied:

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

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

Property Information Comments:

Inspection Date: **11/03/2025**

Currently Occupied: **Yes**

System Installation Date:

Permit Number:

County contacted for records: **Yes**

### Primary Treatment

#### Tank 1

Tank Name: **Tank 1**

Tank Material: **Concrete**

No. of Compartments: **2**

Date Pumped: **11/3/2025**

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): **1250**

Liquid Level Type: **Normal**

Licensed Pumper Name: **Groth Services**

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:

General Primary Treatment Comments:

**Replace riser lid while onsite to make system FAD**

Distribution Type

**Distribution Box 1**

Label: **Distribution Box 1**

Material Type: **Plastic**

Accessible: **Yes**

Box Opened: **Yes**

Baffle Present: **No**

Speed Levelers Present: **No**

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: **24**

Lines: **1**

Total Length of Absorption Line: **40**

System Hydraulic Loaded: **No**

Gallons Loaded:

Meets Setback to Well: **No**

Well Type: **Private**

Distance To Well (Ft.): **70**

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 November 3, 2025 I completed a Time of Transfer Inspection for a septic system with no basement in Dubuque County**

**There is sand point well for the residence about 50 feet from the septic tank. The main wastewater pipe exits by gravity to the northwest side of the house draining to a dual compartment 1250-gallon Concrete septic tank. The site has a plastic distribution box and one absorption line that was sonde located with approximately 40 foot total absorption system - which completes the secondary treatment.**

**The tank was pumped by Groth Services on the same day and satisfies the three-year requirement. The septic tank was at a normal level on this day of inspection, see pictures. The inlet baffle was a plastic tee and outlet baffle of the septic tank was plastic and functioning as of the day of inspection. There is a 6" tuftite effluent filter that needs occasional cleaning ever year or more dependent on usage.**

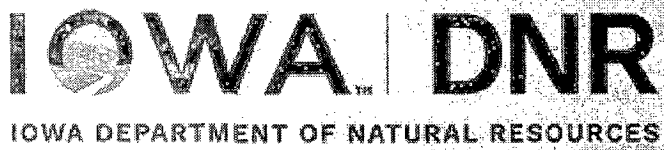
**A hydraulic load test was not completed, but the single absorption line was probed for wet spots with none to be found. The house sewer line to the tank was not checked with a camera or tested for flow- it is an additional inspection cost and is not required in accordance with Subrule 567 IAC 69.2**

**This single absorption line is sized very small to today's standards, although functioning as designed on this day of inspection and complies with Iowa law.**

**Delaware County Health department will complete a review of this inspection and issue a final determination letter of the enclosed findings. There are pictures of the main components as part of this inspection as well as the required as built drawing.**

**Company Disclaimer Based on what we were able to observe and our experience with on-site waste-water technology, we submit this sanitary sewage disposal system inspection report based on the present condition of the on-site sewage disposal system. A-1 Wastewater Solutions 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. A-1 Wastewater Solutions 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. Any part of this Narrative report shall not be copied without written approval from Corey Groth # 8810 © 2025, Corey Groth. All rights reserved.**



GOVERNOR KIM REYNOLDS  
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

## TIME OF TRANSFER INSPECTION TOT# 18540 COREY GROTH CERT # 8810

Owner Name: **Jayson Fierstine**

Address: **2344 Jefferson Rd , Manchester , IA 52057**

County: **Delaware**

Inspection Date: **11/03/2025**

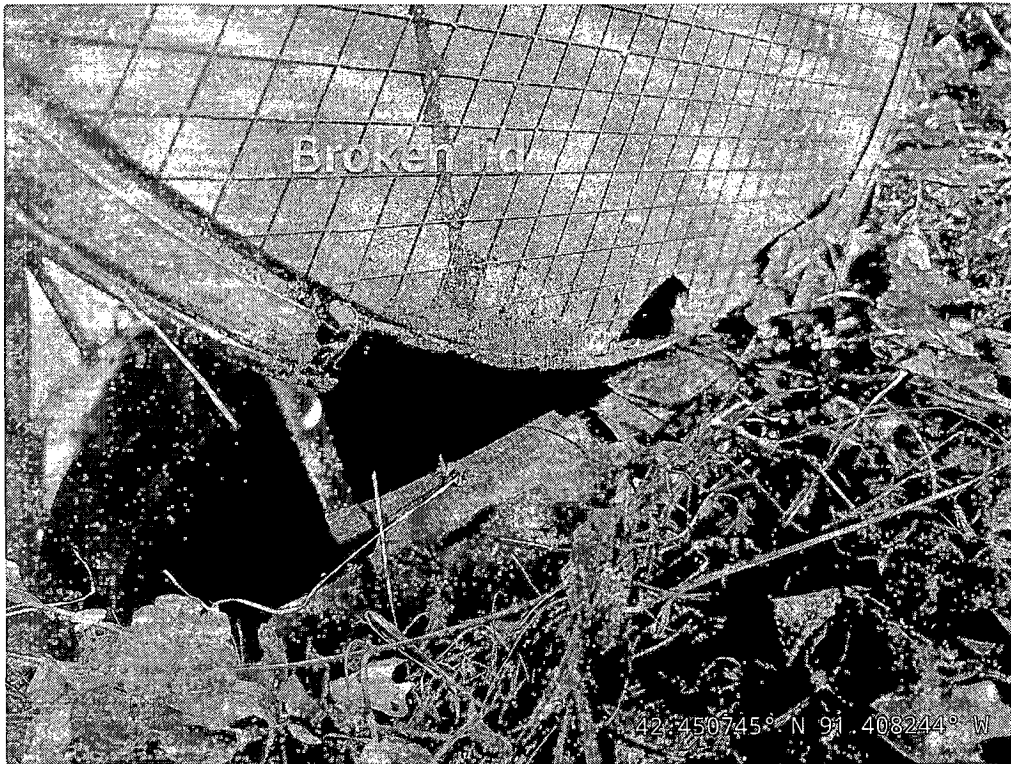
Submitted Date: **11/7/2025**

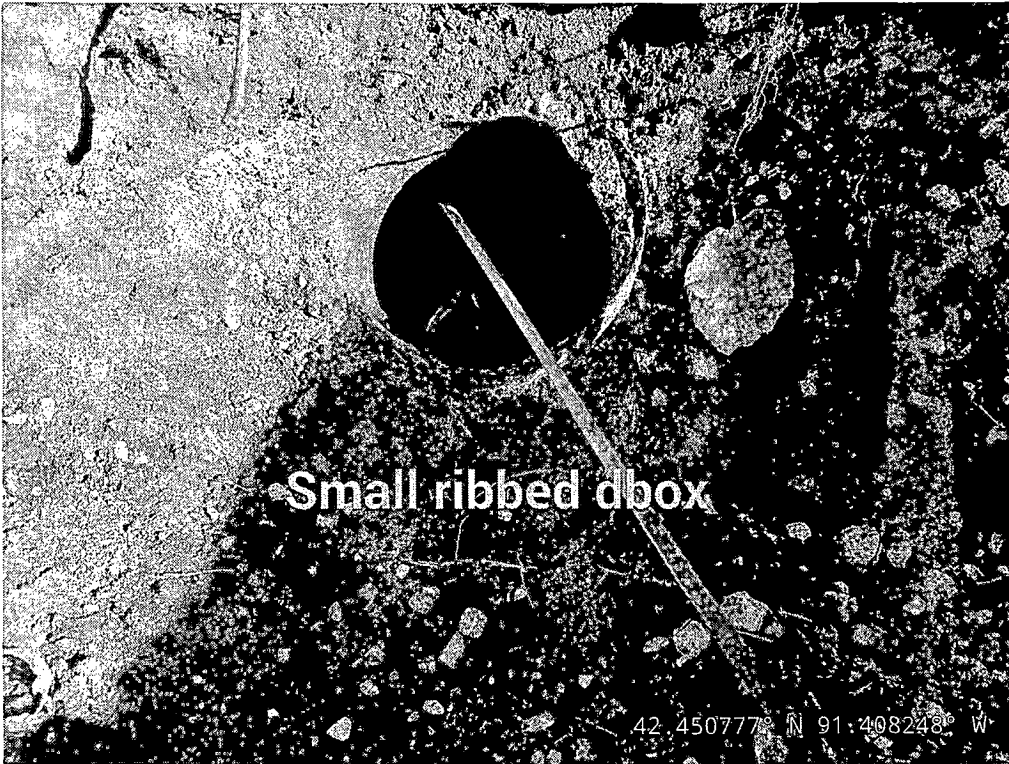
This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).



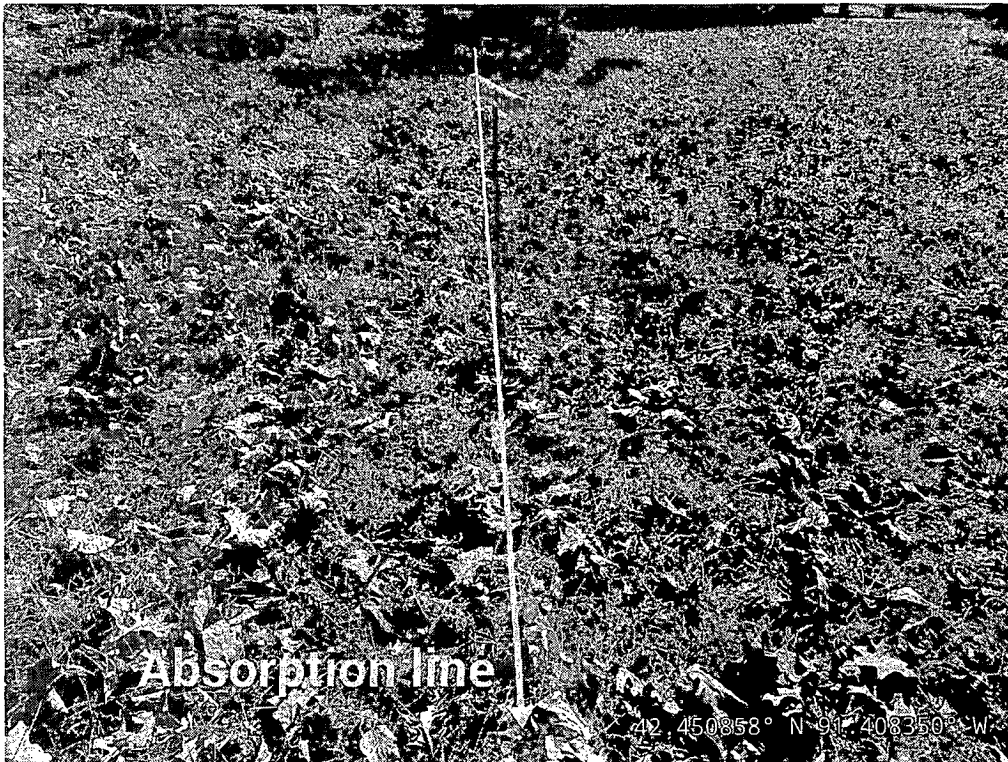


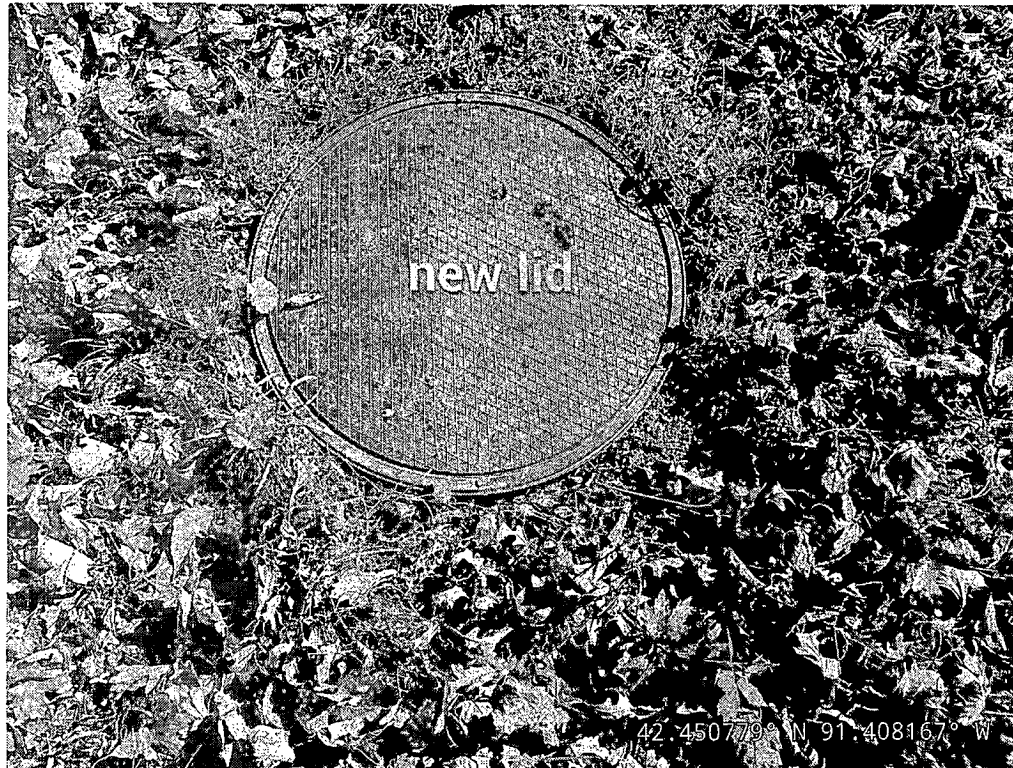


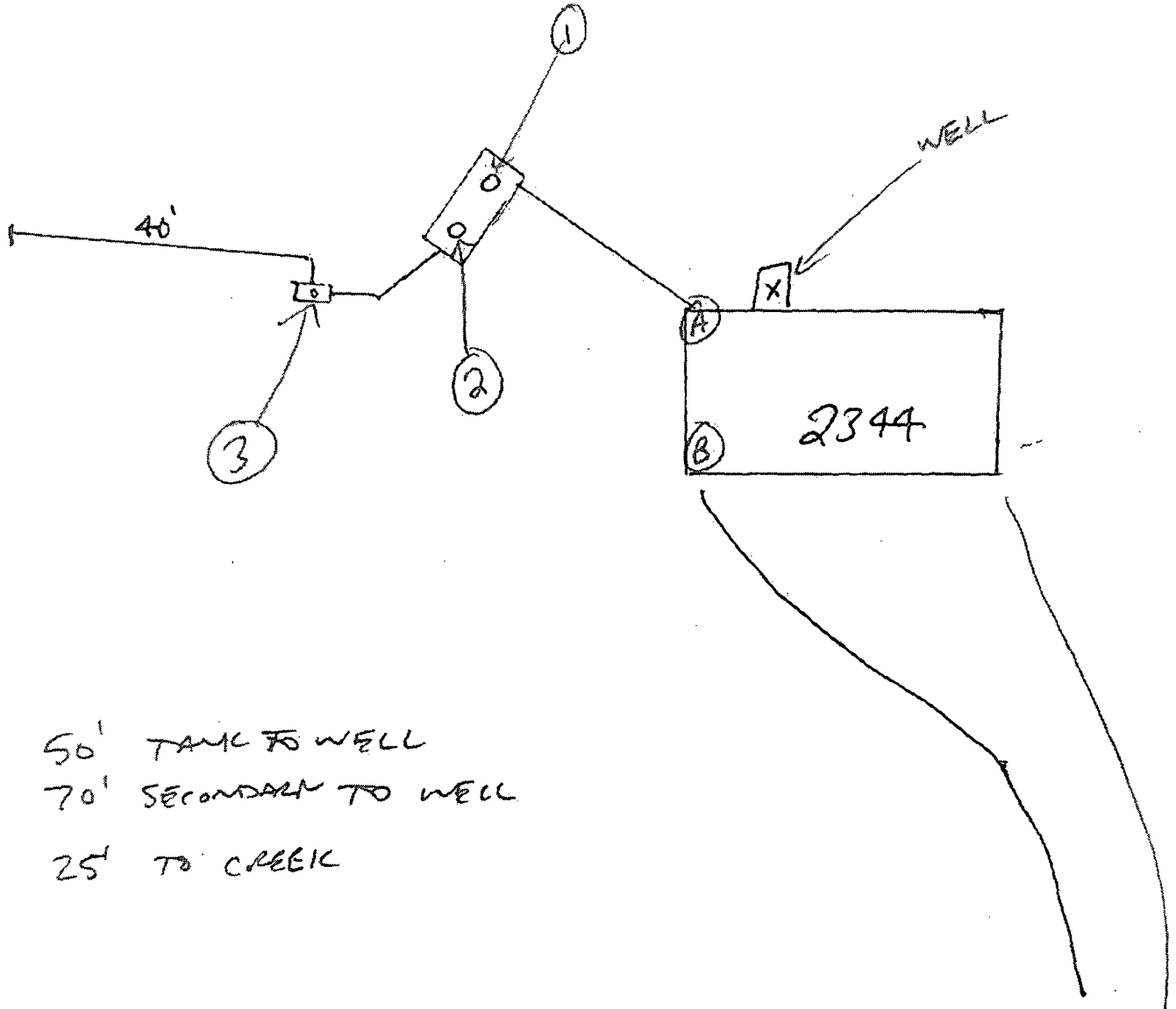












50' TANK TO WELL  
70' SECONDARY TO WELL  
25' TO CREEK

Contact lowaTOT.com for GPS/measurements

A to 1

B to 1

A to 2

B to 2

Corey Groth

A to	=	'	"
3 to	=	'	"
to	=	'	"

Schedule 24/7 [www.lowaTOT.com](http://www.lowaTOT.com)  
[lowaTOT@gmail.com](mailto:lowaTOT@gmail.com)  
(563) 608-3567  
Dubuque · Clayton · Jackson · Jones · Linn

Depth \_\_\_\_\_