

Recorded: 1/14/2026 at 12:59:17.0 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: 2026 PG: 102

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:

Attachment 1, if required, can be found at:

TRANSFEROR:

Name Garrett J Soppe and Shari L Soppe

Address	<u>17800 185th Street</u>	<u>Manchester</u>	<u>Iowa</u>	<u>52057</u>
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name Beau Vaske

Address	<u>1894 200th Ave</u>	<u>Manchester</u>	<u>IA</u>	<u>52057</u>
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

<u>17800 185th Street</u>	<u>Manchester</u>	<u>IA</u>	<u>52057</u>
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

See attached Addendum 1

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. *Shared well on neighbor lot.*

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:

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.: _____

563-920-0371

Addendum 1

Legal description of Property Conveyed:

Lot Three (3) of Oak Park Second Subdivision, A Subdivision of the East One-Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Eighty-Nine (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County Iowa, according to plat recorded in Book 2001, Page 2846, as amended by Affidavit recorded in Book 2002, Page 3613.

TIME OF TRANSFER INSPECTION TOT# 19188 LUKE OGDEN CERT # 6715

Site Information

Parcel Description: **140170201000**

Address: **17800 185th st, Manchester, IA 52057**

County: **Delaware**

Owner Information

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

Business Name:

Owner Name: **Garrett & Shari Soppe**

Email Address:

Address: **17800 185th st, Manchester, IA 52057**

Phone No: **563-920-0371**

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: **12/31/2025**

Currently Occupied: **Yes**

System Installation Date:

Permit Number: **1457**

County contacted for records: **Yes**

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Tank Material: **Concrete**

No. of Compartments: **2**

Date Pumped: **12/31/2025**

Distance To Well (Ft.): **>100'**

Risers Intact: **Yes**

Type: **Septic Tank**

Tank Corrosion Type: **Slight**

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: **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:

General Primary Treatment Comments:

Septic tank , risers and lids also baffles and filter were in good shape and in working condition at time of inspection.

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: **Leaching Chamber**

Trench Width: **24**

Lines: **3**

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: **Yes**

System Located on Owner Property: **Yes**

Easement Present: **N/A**

Functioning as Designed: **Yes**

Comments:

General Secondary Treatment Comments: **Leach field was hydraulic loaded. The 250 gallons of water was accepted by the leach field at the time of inspection.**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **Upload Files Tab**

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# 19188 LUKE OGDEN CERT # 6715

Owner Name: **Garrett & Shari Soppe**

Address: **17800 185th st , Manchester , IA 52057**

County: **Delaware**

Inspection Date: **12/31/2025**

Submitted Date: **1/5/2026**

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).

		House
		Mike Lynch 17800 185 th st. Manchester IA 52057

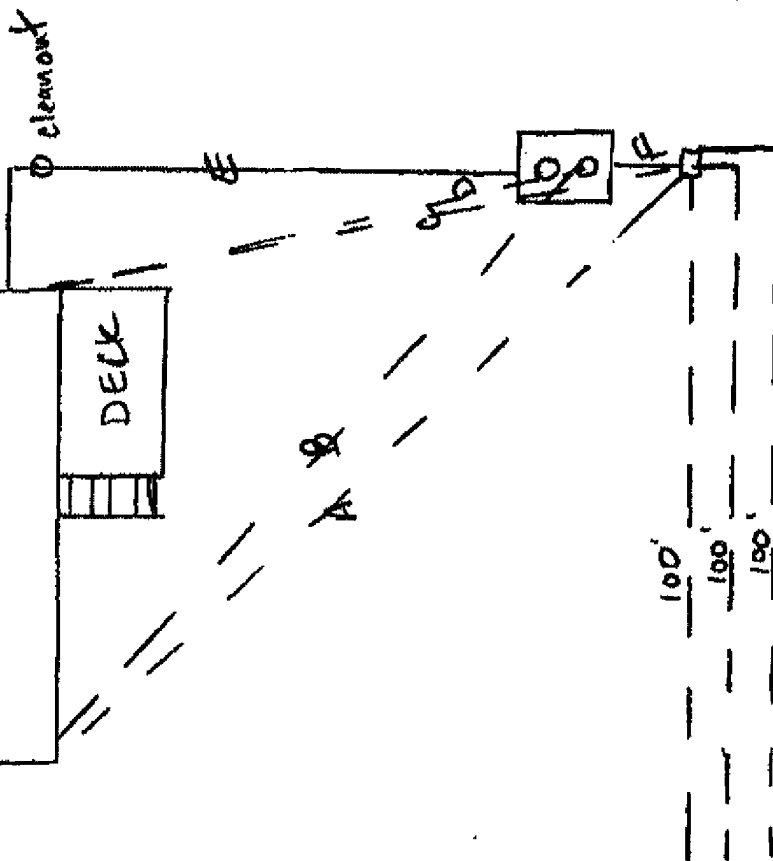
Mike Lynch

17800 185th st.

Manchester
IA

52057

A	117'
B	107'
C	97'
D	84'
E	86'
F	10'



190 17 02 610 00

DELAWARE COUNTY
BOARD OF SUPERVISORS

(Print or Type) Permit No. 1457

APPLICATION FOR PERMIT TO INSTALL PRIVATE SEWAGE DISPOSAL SYSTEM

ADDRESS: 17800 185th St Section 17 Township Delaware

LOCATION: N.W. 1/4 Sec 17 T-89-N R-5-W

Owner: Mike Lynch Tenant: Plumber: Eric Kras

Lot Size: 1-acre Type Commercial: Residential: (No. Bedrooms) 3

Fixtures: Sinks 3 Lavatories 2 Bath Tubs 1 Shower 2 Sinks 4 Automatic Laundry 1 Sump Pump

Septic Tank made by Sealed Garbage Grinder Construction Material Concrete Gallons Cap 500

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

Absorption Field: Total length of laterals 400 No. of lateral lines 4

This system is new ☒ Existing ☐ (No well on property) cover lines with pipes (500 ft)

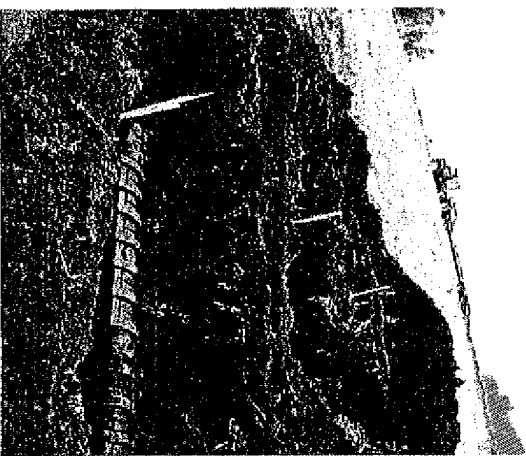
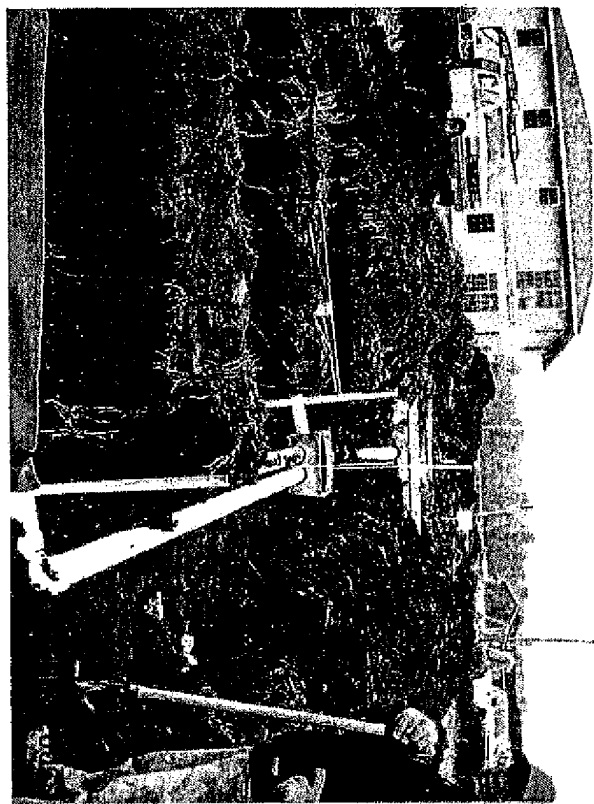
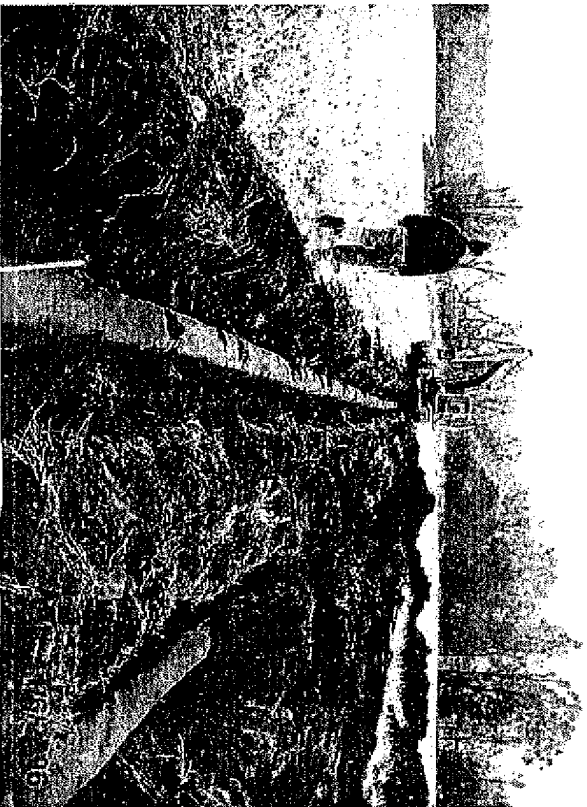
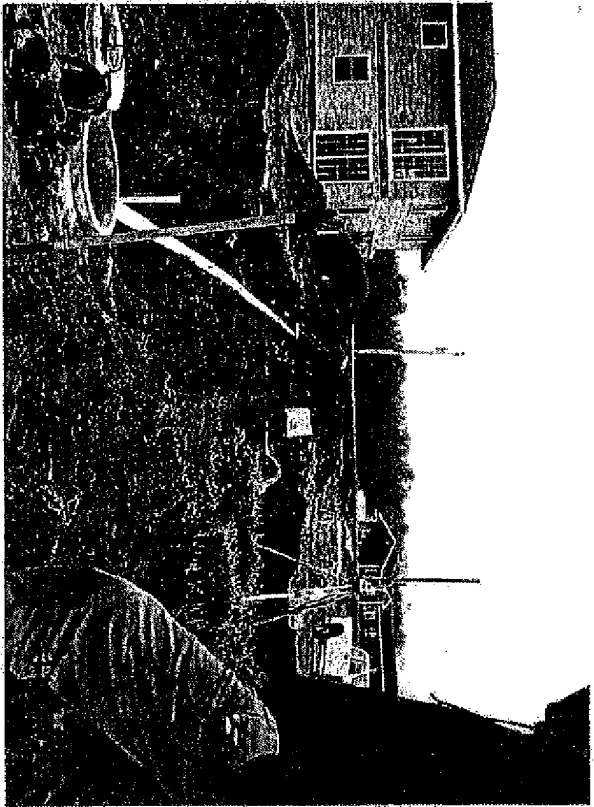
I certify that the above information is correct and that all proposed work will be completed in accordance with the Delaware County Regulations.

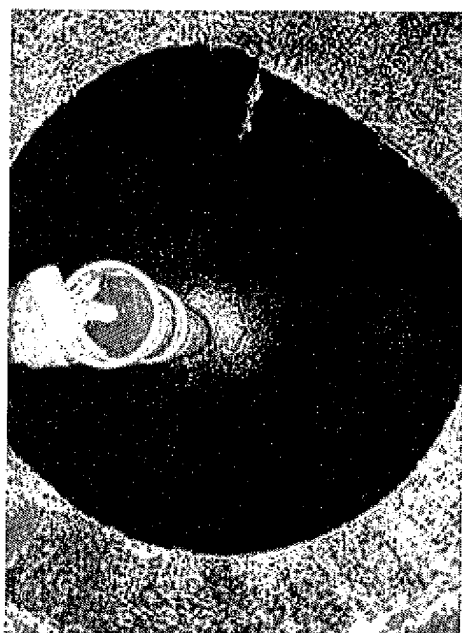
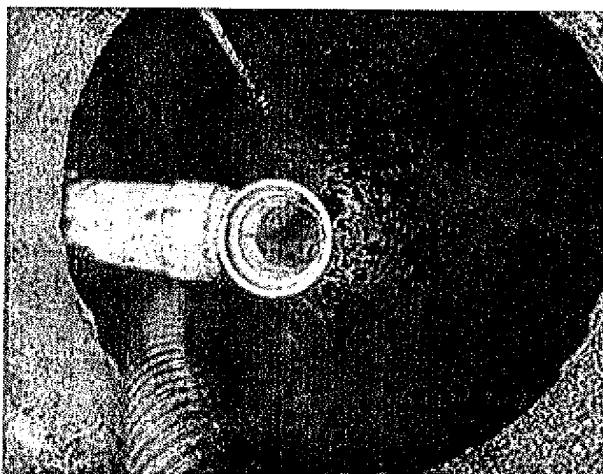
Date Approved 8-31-06

By Dennis Adams INSPECTOR

SEAL TAF 1444-1

APPLICANT'S SIGNATURE





Garrett & Shari Soppe

17800 185th St. Manchester, IA 52057



1332 N. Franklin, Manchester, Iowa 52057
563-927-6503
www.oasiswell.com

December 31, 2025

SEPTIC INSPECTION

Garrett & Shari Soppe
17800 185th St.
Manchester, IA 52057

Home Description: Home was built in 2006 and consists of 4 bedrooms, 2½ bath, 1500 sq ft ranch home. Home does have a water softener.

Septic Description: Septic system at this home was installed in August 2006 with a 1250 Gallon 2 compartment concrete septic tank, 300' infiltrator with a 7 hole distribution box.

Please contact Luke with any questions at (563) 927-6503 or (563) 920-5148.

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. 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

Owner: Garrett & Shari Soppe 17800 185th St. Manchester, IA 52057