

Recorded: 4/10/2026 at 2:58:47.0 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: 853

**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 Phil Garvin & Patty Garvin  
Address 204 W 20th St. Cedar Falls IA 50613  
Number and Street or RR City, Town or PO State Zip

**TRANSFeree:**

Name Travis Boeckenstedt & Karla Boeckenstedt  
Address 27101 217th St. Earlville IA 52041  
Number and Street or RR City, Town or PO State Zip

Address of Property Transferred:

23124 263rd St. Delhi IA 52223  
Number and Street or RR City, Town or PO State Zip

Legal Description of Property: (Attach if necessary)

Improvement on land leased of Rocky Nook Assn described as a 1972 SCU Brown/White, VIN 109651,  
commonly known as 23124 263rd St., Delhi, IA 52223

**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:

West of property - 100ft (well)

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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:

Phil Gans  
(Transferor or Agent)

Telephone No.:

(319) 961-2816

## TIME OF TRANSFER INSPECTION TOT# 20177 ROGER GROTH CERT # 8813

### Site Information

Parcel Description: **220290102509**

Address: **23124 263rd St, Delhi, IA 52223**

County: **Delaware**

### Owner Information

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

Business Name:

Owner Name: **Phil & Patty Garvin**

Email Address: **patriciagarvin51@gmail.com**

Address: **204 West 20th St., Cedar Falls, IA 50613**

Phone No: **319-961-2816**

### Additional Contact Information

Name	Email Address	Affiliate Type
<b>Travis Bockenstedt</b>	<b>travisbo@gronen.com</b>	<b>Buyer</b>

### Site related information

No Of Bedrooms: **2**

Facility Type: **Other**

Last Occupied: **11/01/2025**

Permit issued by County: **Yes**

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

Property Information Comments:

**This is a seasonal cabin on Delhi Lake. This is a mobile home situated in the Rocky Nook Association cabin area.**

Inspection Date: **03/30/2026**

Currently Occupied: **No**

System Installation Date: **06/03/2015**

Permit Number: **2313**

County contacted for records: **Yes**

### Primary Treatment

#### Tank 1 Septic tank

Tank Name: **Tank 1 Septic tank**

Type: **Septic Tank**

Tank Size (Gal): **6,000**

Tank Material: **Concrete**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: **2** Pump Tank Chamber: **No** Licensed Pumper Name: **Groth Services LLC**  
 Date Pumped: **7/21/2023** Meets Setback to Well: **Yes** Well Type: **Public**  
 Distance To Well (Ft.): **>200'** 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:

**Tank 2- Treatment tank**

Tank Name: **Tank 2- Treatment tank** Type: **Septic Tank** Tank Size (Gal): **2,000**  
 Tank Material: **Concrete** Tank Corrosion Type: **None** Liquid Level Type: **Normal**  
 No. of Compartments: **2** Pump Tank Chamber: **No** Licensed Pumper Name: **Groth Services LLC**  
 Date Pumped: **7/21/2023** Meets Setback to Well: **Yes** Well Type: **Public**  
 Distance To Well (Ft.): **>200'** Is Accessible: **Yes** Lid Intact: **Yes**  
 Risers Intact: **Yes** Effluent Filter Present: **Yes** Watertight: **Yes**  
 Tank/Vault Pumped: **No** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**  
 Tank Comments: **This is a 2,000-treatment tank. This tank was not pumped but the DNR program would not let me continue without checking the pumped box. This tank should be pumped every 5-years.**

General Primary Treatment Comments:

Distribution Type

**Header Pipe 1**

Label: **Header Pipe 1** Material Type: **Plastic** Accessible: **No**  
 Functioning As Designed: **Yes**

General Distribution System Comments :

Secondary Treatment

**Pkg Treatment Media Filter1**

Media Type: **Textile** Manufacturer: **Orengo** Model Number: **Dual AX20 pods**  
 Serial Number: **130107** Maintenance Contract: **Yes**  
 Maintenance Provider: **Groth Services LLC**  
 System Hydraulic Loaded: **Yes** Gallons Loaded: **250** Discharge At Time of Inspection: **No**  
 CBOD5 Results (mg/L): TSS Results (mg/L): Disinfection Present: **No**  
 Disinfection Type: Tertiary Treatment Present: **Yes** Tertiary Treatment Type: **Soil**

Meets Setback to Well: **Yes**

Well Type: **Public**

**Absorption Field**

GP4 Permitted: **No**

GP4 Required: **No**

Distance To Well (Ft.): **>200'**

Media Present: **Yes**

Outlet Found: **Yes**

Vent(s) Present: **No**

System Located on Owner Property: **Yes** Easement Present: **N/A**

Sample Taken: **No**

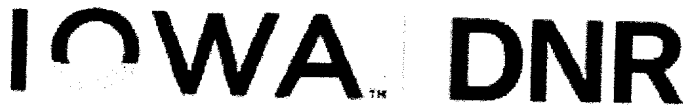
Functioning as Designed: **Yes**

Comments: **The outlet was dry and did not show any signs of any previous discharge.**

General Secondary Treatment Comments:

**Narrative Report**

TOT Inspection Report Overall Narrative Comments: **This is a two-bedroom seasonal cabin on Delhi Lake. There is no basement, no water softener, and no kitchen garbage disposal. This property is part of a multi- cabin collection sewer main called "Rocky Nook -Middle System". There are 10 seasonal cabins connected to this "Middle System". They are by address- 23082, 23094, 23102, 23110, 23116, 23124, 23157, 23164, 23168, 23105. This main sewer line gravity flows to a 2- compartment 6,000 gal. pretank with a large effluent filter, then flows to a 2- compartment 2,000 gal. treatment tank with a 2- filter pod, AX20 system. From this secondary treatment, the effluent flows to a header pipe then a small 300 sq. ft. tertiary bed. An above absorption system is an overflow wet vent.**



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS  
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

# TIME OF TRANSFER INSPECTION TOT# 20177 ROGER GROTH CERT # 8813

Owner Name: **Phil & Patty Garvin**

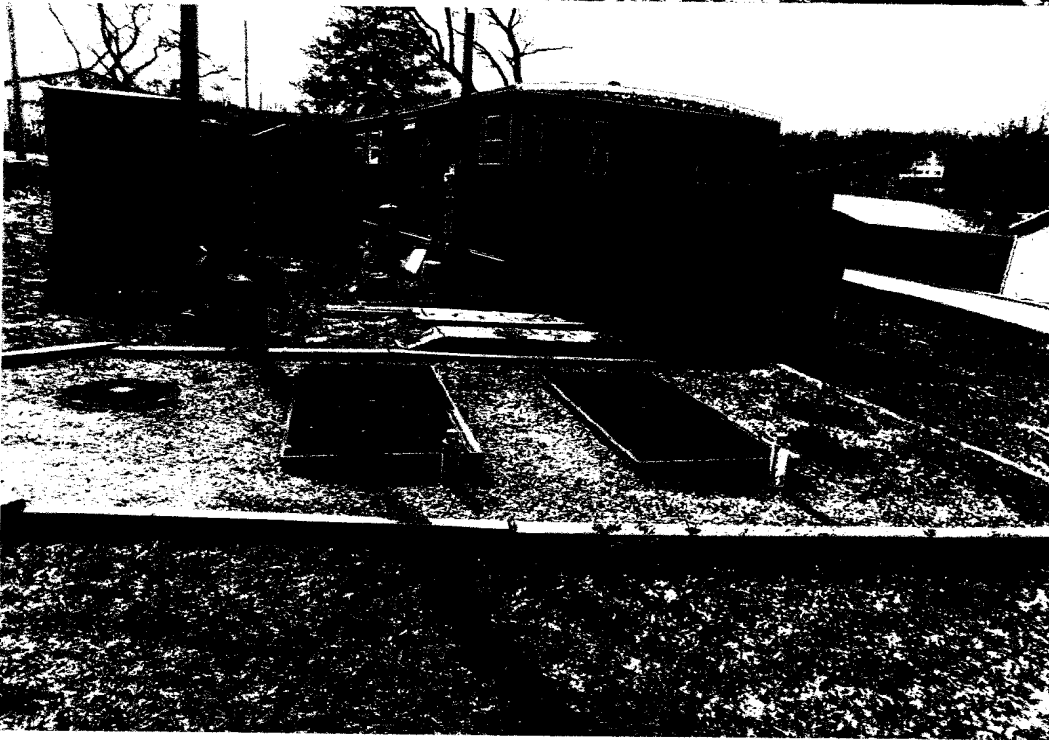
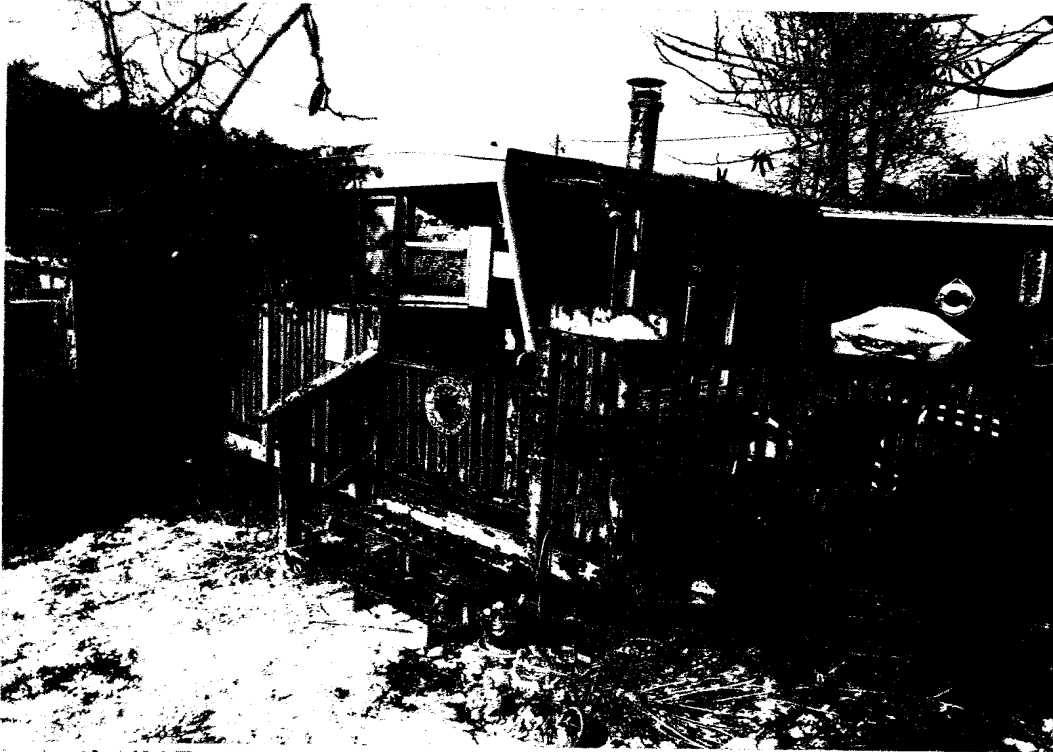
Address: **23124 263rd St , Delhi , IA 52223**

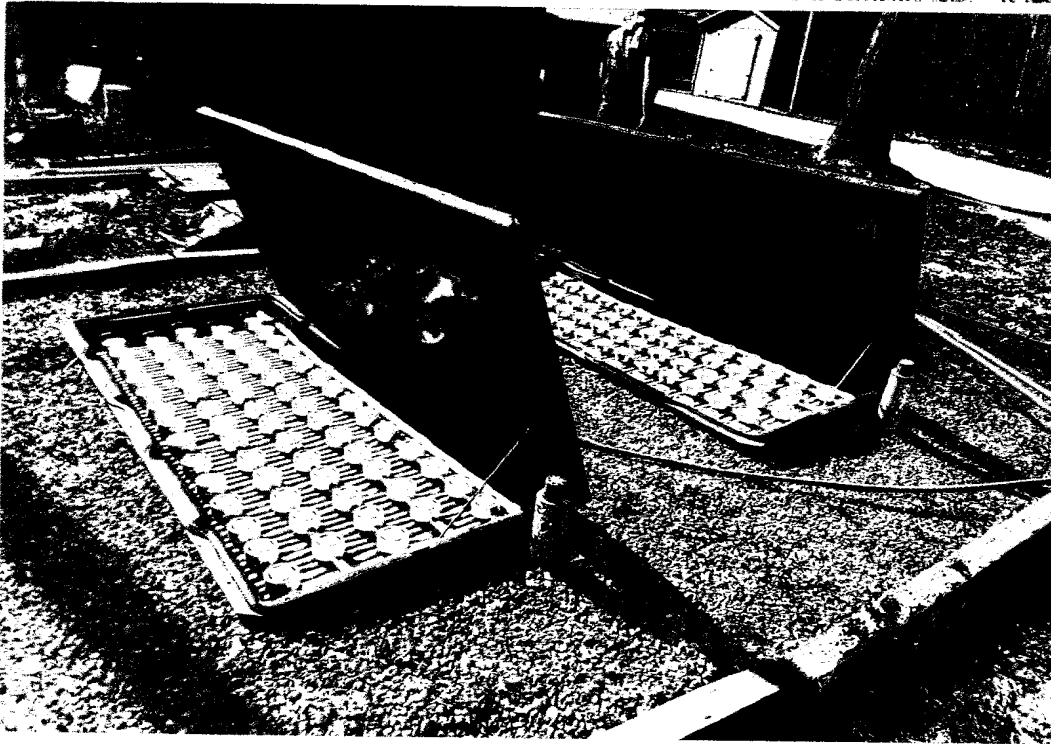
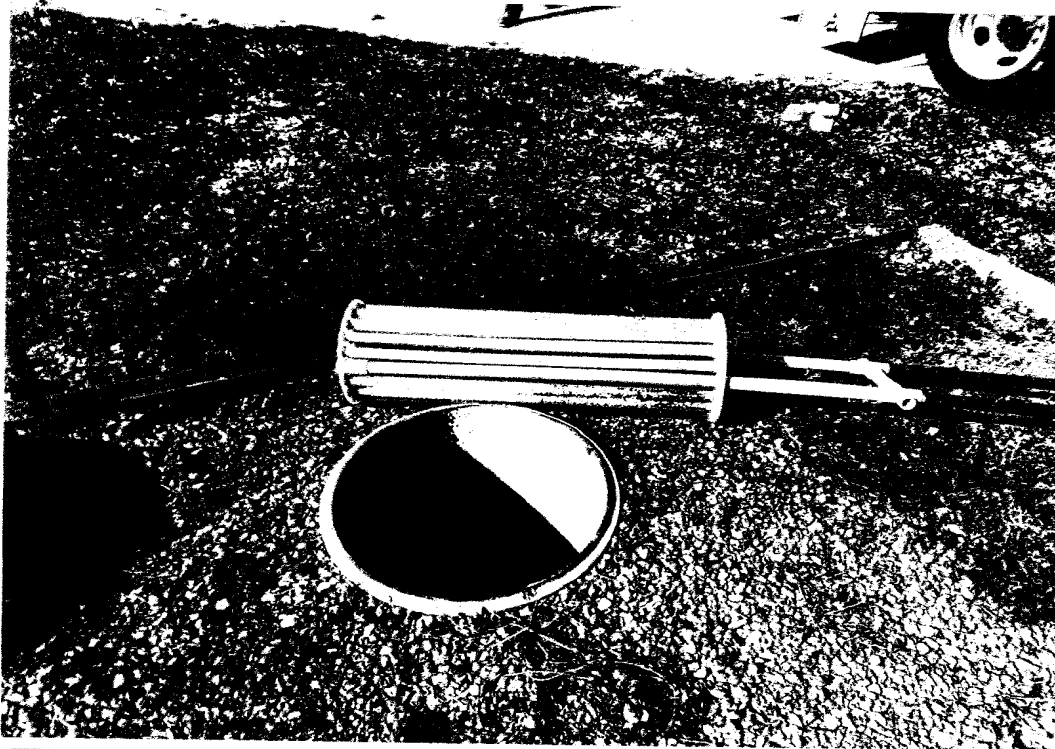
County: **Delaware**

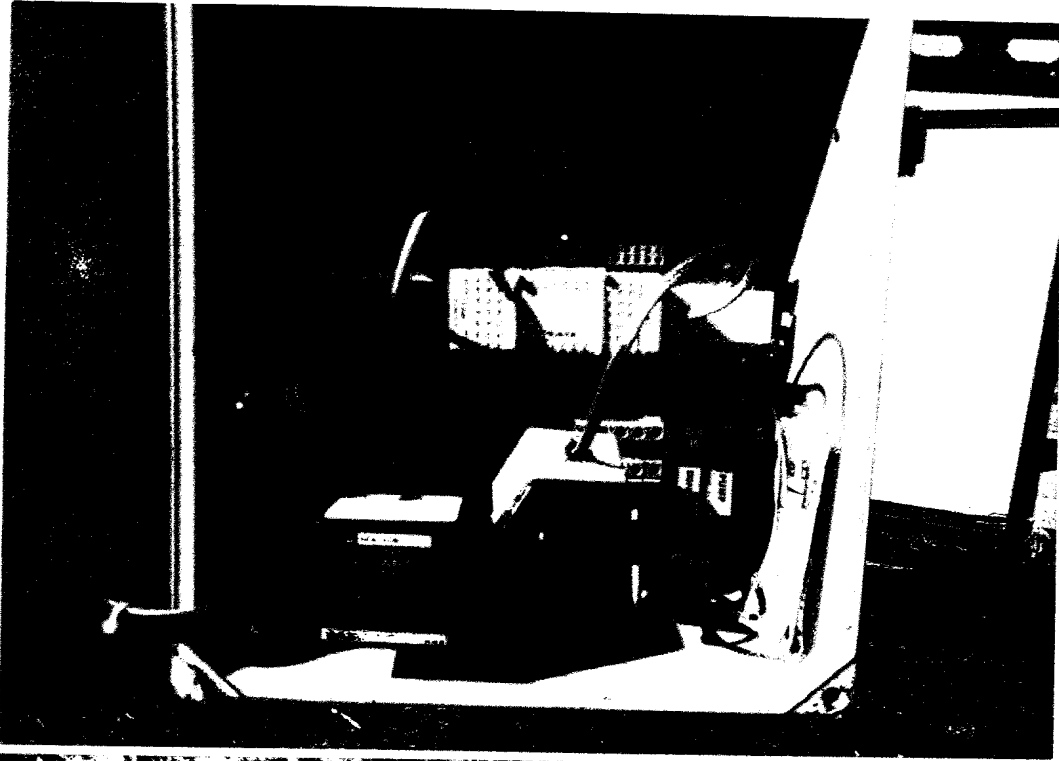
Inspection Date: **03/30/2026**

Submitted Date: **4/7/2026**

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).







# GROTH SERVICES

TOT MAP 3/30/2026  
NAME Phil Garcia  
ADDRESS 23124-263<sup>rd</sup> St.  
Delhi, IA 52223  
Delaware County

Rocky Nook Association  
Middle System

