

Recorded: 5/6/2026 at 11:09:51.0 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: 2026 PG: 1126

**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 Genevieve J. Croskey Trust dated June 15, 2021  
Address 4054 120th Ave Carlisle IA 50047  
Number and Street or RR City, Town or PO State Zip

**TRANSFeree:**

Name Scott & Susan Shover  
Address 2041 215th St Manchester IA 52057  
Number and Street or RR City, Town or PO State Zip

Address of Property Transferred:

20680 251st St, Manchester IA, 52057  
Number and Street or RR City, Town or PO State Zip

Legal Description of Property: (Attach if necessary)

See Exhibit A, Attached

**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:

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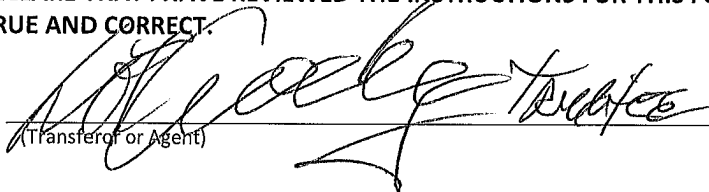
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**I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.**

Signature:

  
(Transferor or Agent)

Telephone No.:

575 240 9069

Exhibit A:

Lot One (1) of Croskey - Garvin Subdivision A Subdivision Of Lot 1 Of Logan's Third Subdivision, Lot 4 Of Logan's Fifth Subdivision, And Parcel C, All In The NW  $\frac{1}{4}$  Of The NE  $\frac{1}{4}$  In Section 23, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2026, Page 587.



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS  
LT. GOVERNOR CHRIS COURNOYER  
DIRECTOR KAYLA LYON

# TIME OF TRANSFER INSPECTION TOT# 18695 ROGER GROTH CERT # 8813

### Site Information

Parcel Description: **250230800510**  
Address: **20680 251st St, Manchester, IA 52057** County: **Delaware**

### Owner Information

Property is owned by a business: **No**  
Business Name:  
Owner Name: **Genevieve Croskey - Trust**  
Email Address: **crash600@yahoo.com**  
Address: **20680 251st St, Manchester, IA 52057**  
Phone No: **515-240-9069**

### Additional Contact Information

Name	Email Address	Affiliate Type
<b>Mary Kay Starks</b>	<b>Marykaystarks@gmail.com</b>	<b>Realtor</b>

### Site related information

No Of Bedrooms: <b>3</b>	Inspection Date: <b>11/05/2025</b>
Facility Type: <b>Residential</b>	Currently Occupied: <b>No</b>
Last Occupied: <b>02/01/2025</b>	System Installation Date: <b>03/30/1994</b>
Permit issued by County: <b>Yes</b>	Permit Number: <b>286A</b>
All plumbing fixtures enter septic system: <b>Yes</b>	County contacted for records: <b>Yes</b>
Property Information Comments:	

### Primary Treatment

#### Tank 1 Septic tank

Tank Name: <b>Tank 1 Septic tank</b>	Type: <b>Septic Tank</b>	Tank Size (Gal): <b>1,000</b>
Tank Material: <b>Concrete</b>	Tank Corrosion Type: <b>Moderate</b>	Liquid Level Type: <b>Normal</b>

No. of Compartments: <b>2</b>	Pump Tank Chamber: <b>No</b>	Licensed Pumper Name: <b>Groth Services LLC</b>	
Date Pumped: <b>11/5/2025</b>	Meets Setback to Well: <b>Yes</b>	Well Type: <b>Private</b>	
Distance To Well (Ft.): <b>&gt;200'</b>	Is Accessible: <b>No</b>	Lid Intact: <b>Yes</b>	
Risers Intact: <b>No</b>	Effluent Filter Present: <b>No</b>	Watertight: <b>Yes</b>	
Tank/Vault Pumped: <b>Yes</b>	Inlet Baffle Present: <b>Yes</b>	Outlet Baffle Present: <b>Yes</b>	Functioning as Designed:
Tank Comments:			

General Primary Treatment Comments:

Distribution Type

**Header Pipe 1**

Label: <b>Header Pipe 1</b>	Material Type: <b>Plastic</b>	Accessible: <b>No</b>
Functioning As Designed: <b>Yes</b>		

General Distribution System Comments :

Secondary Treatment

**Absorption Bed1**

Distribution Type: <b>Header Pipe</b>	Material Type: <b>Rock and PVC Pipe</b>	Absorption Bed Width: <b>19</b>
Absorption Bed Length: <b>25</b>	Total Absorption Area: <b>475</b>	System Hydraulic Loaded: <b>No</b>
Gallons Loaded:	Meets Setback to Well: <b>Yes</b>	Well Type: <b>Private</b>
Distance To Well (Ft.): <b>.200</b>	Absorption Bed Probed: <b>Yes</b>	Saturation or Ponding Present: <b>No</b>
Grass Cover Present: <b>Yes</b>	System Located on Owner Property: <b>Yes</b>	Easement Present: <b>N/A</b>
Functioning as Designed: <b>Yes</b>		
Comments: <b>Could not perform water load test. Home has been vacant for 9 months.</b>		

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **This is a 3- bedroom, ranch style home with a full basement. All drains are connected to the main house sewer. There is a water softener in the basement and a kitchen garbage disposal in the main kitchen. We probed and dug up the single, main tank lid at approximately 9" deep to pump both compartments. The tank contained very little scum layer on top and approximately 8" of sludge on the bottom. We then dug up the outlet inspection plug to insert our TV inspection camera to find the D-box. We found no D-box, only header pipe to 3 gravel and pipe soil absorption lines. We probed the small sandy yard to ascertain the size of the filter bed (approximately 19'x25'). We were not able to perform the prescribed water load test because the house has been vacant for 9 months. Because the water load test was not performed to discover the condition of the soil absorption system, we cannot**

**determine that the system would accept the day-to-day water usage of this size of home or seasonal cabin. The septic tank is too small at today's standards, and the soil absorption system is grossly undersized at today's standards.**

**TIME OF TRANSFER INSPECTION TOT# 18695 ROGER GROTH CERT # 8813**

Owner Name: **Genevieve Croskey - Trust**

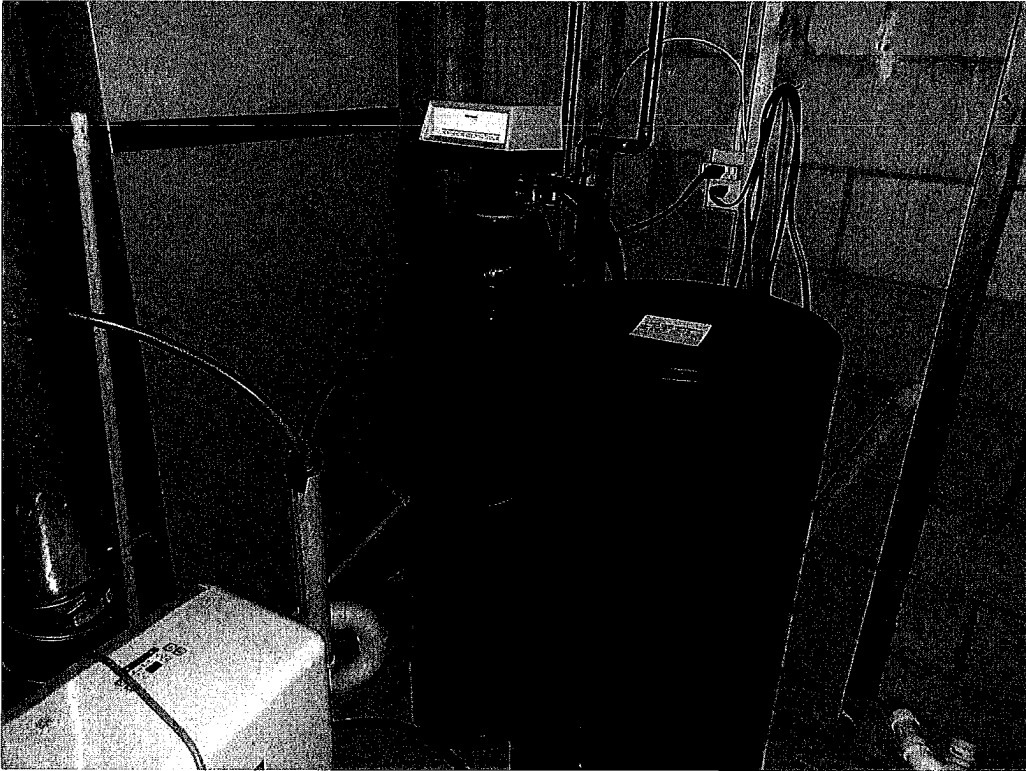
Address: **20680 251st St , Manchester , IA 52057**

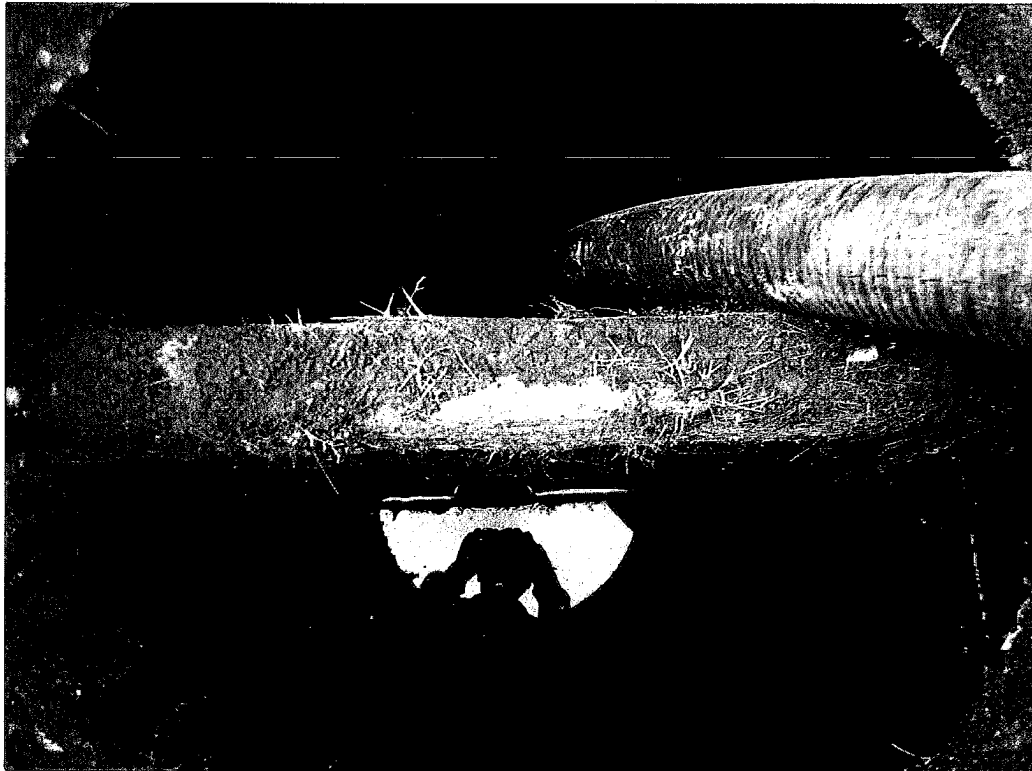
County: **Delaware**

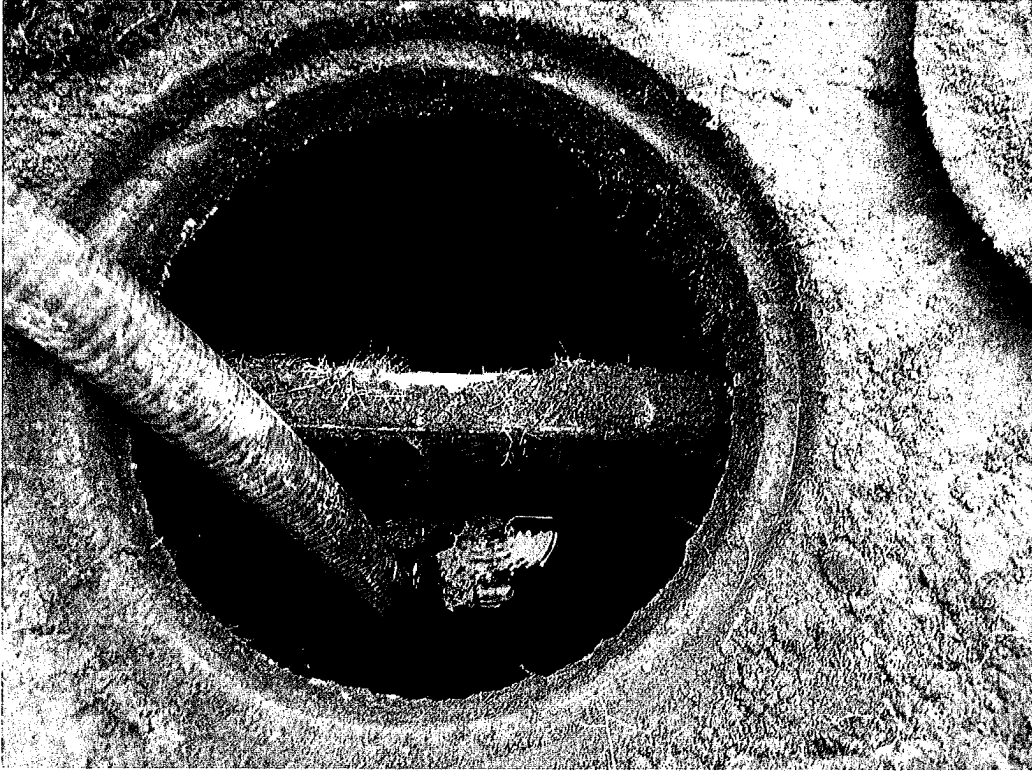
Inspection Date: **11/05/2025**

Submitted Date: **11/17/2025**

**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).**



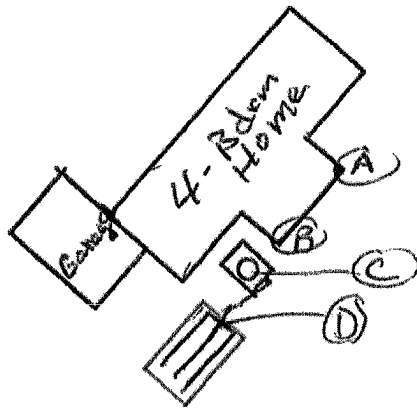
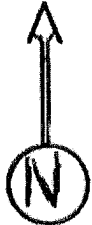






# GROTH SERVICES

TOT MAP 11/5/2025  
NAME Genevieve Croskey Trust  
ADDRESS 20680-251st St.  
Manchester, IA 52057  
Delaware County



Install 1994

1,000 gal dual comp.  
Concrete Septic Tank

Tank is 9" deep to cover

B-C = 9'-6"

A-C = 14'-3"

Header line is 1'-10" deep (under gutter drain line)

B-D = 18'-6"

A-D = 21'

480 sq. ft Bed Approx 19' x 25'  
w/ 3-24' Lines