



Book 2026 Page 1763

Document 2026 GWH - 1763 Type 53 001 Pages 16

Date 6/29/2026 Time 1:07:34PM

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/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 Jacob R Adams*

Address 2076 Rogers Creek Rd, Ely, Iowa 52227

Number and Street or RR

City, Town or PO

State

Zip

TRANSFeree:

Name Robert M Biggin*

Address 3253 Arrowwood Ln, Dubuque, Iowa 52001

Number and Street or RR

City, Town or PO

State

Zip

Address of Property Transferred:

24404 204th Avenue, Manchester, Iowa 52057

Number and Street or RR

City, Town or PO

State

Zip

Legal Description of Property: (Attach if necessary)

SEE EXHIBIT

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:

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.: _____

319 929 1686

Exhibit A

Lot Seven (7) of Logans First Subdivision of Part of the North one-half (N 1/2) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 4 Plats, Page 46 and Plat of Survey (Retracement) recorded in Book 2005, Page 2374; and the lake frontage running to the middle of the Maquoketa River adjoining said Lot Seven (7)



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 21606 COREY GROTH CERT # 8810

Site Information

Parcel Description: **250230200700**

Address: **24404 204th Ave, Manchester, IA 52057**

County: **Delaware**

Owner Information

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

Business Name:

Owner Name: **Jacob Adams**

Email Address:

Address: **2076 Rogers Creek Rd, Ely, IA 52227**

Phone No: **563-599-7225**

Site related information

No Of Bedrooms: **3**

Facility Type: **Residential**

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

Permit issued by County: **Yes**

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

Property Information Comments:

Inspection Date: **06/05/2026**

Currently Occupied: **No**

System Installation Date: **06/21/2018**

Permit Number: **2729**

County contacted for records: **Yes**

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Tank Material: **Fiberglass**

No. of Compartments: **2**

Date Pumped: **6/5/2026**

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

Risers Intact: **Yes**

Type: **Holding Tank**

Tank Corrosion Type: **None**

Pump Tank Chamber: **No**

Meets Setback to Well: **Yes**

Is Accessible: **Yes**

Effluent Filter Present:

Tank Size (Gal): **1500**

Liquid Level Type: **Below Baffle**

Licensed Pumper Name: **Groth Services**

Well Type: **Public**

Lid Intact: **Yes**

Watertight: **Yes**

Tank/Vault Pumped: **Yes**

Inlet Baffle Present: **No**

Outlet Baffle Present: **No**

Functioning as Designed: **No**

Tank Comments:

General Primary Treatment Comments:

HOLDING TANK ONLY

Distribution Type

Distribution System : **No**

General Distribution System Comments :

Secondary Treatment

Secondary Treatment: **No**

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **This site needs Repairs**

On June 5th 2026 I finished a Time of Transfer Inspection for a septic system on a seasonal cabin in Delaware County. The County Environmental Health Department does have a permit number on the property, #2729.

There is a shared well to the East of the cabin and exceeds the setback measuring >200' away. The main wastewater pipe exits by gravity to the west side of the Cabin draining to a dual compartment 1500-gallon fiberglass septic HOLDING tank. The site is only a HOLDING TANK- meaning every gallon of water used must be pumped and hauled to a treatment plant. There is NO secondary treatment, however this could be added to the existing tank in the future and is recommended because of the costs associated with pumping and hauling wastewater. The tank was pumped on the same day and satisfies the three-year requirement. This septic tank does have risers. The holding tank was at about half full on this day of inspection.

There was a previous inspection completed by Mr. Antrim in 2022. His findings were not accurate; he classed this as a plastic tank. It is clearly a fiberglass tank. IAC 567-69 also REQUIRES Stainless steel lid fasteners on all lids to help prevent kids from falling into the tank and an inlet baffle installed.

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

Delaware County Health department will complete a review of this inspection. 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.

My assessment is honest, thorough, and to the best of my ability correct but I retain the right to correct clerical errors. Any part of this Narrative report shall not be copied without written approval from Corey Groth # 8810 © 2026, Corey Groth. All rights reserved.



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 21606 COREY GROTH CERT # 8810

Owner Name: **Jacob Adams**

Address: **24404 204th Ave , Manchester , IA 52057**

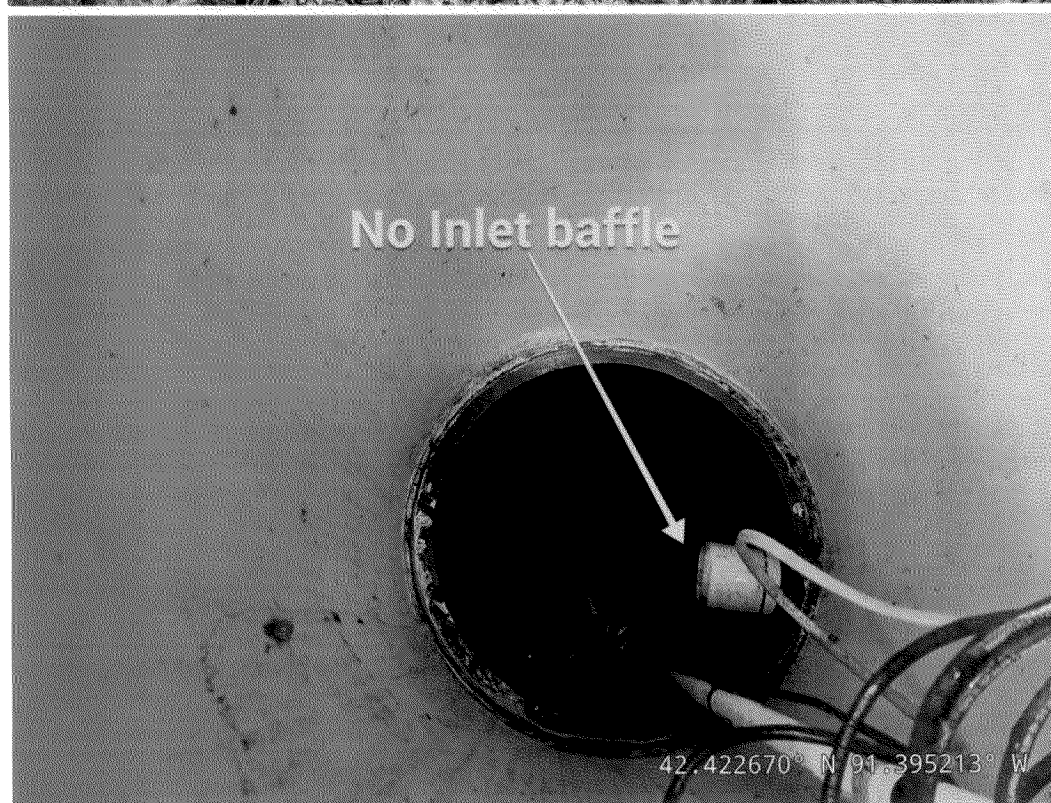
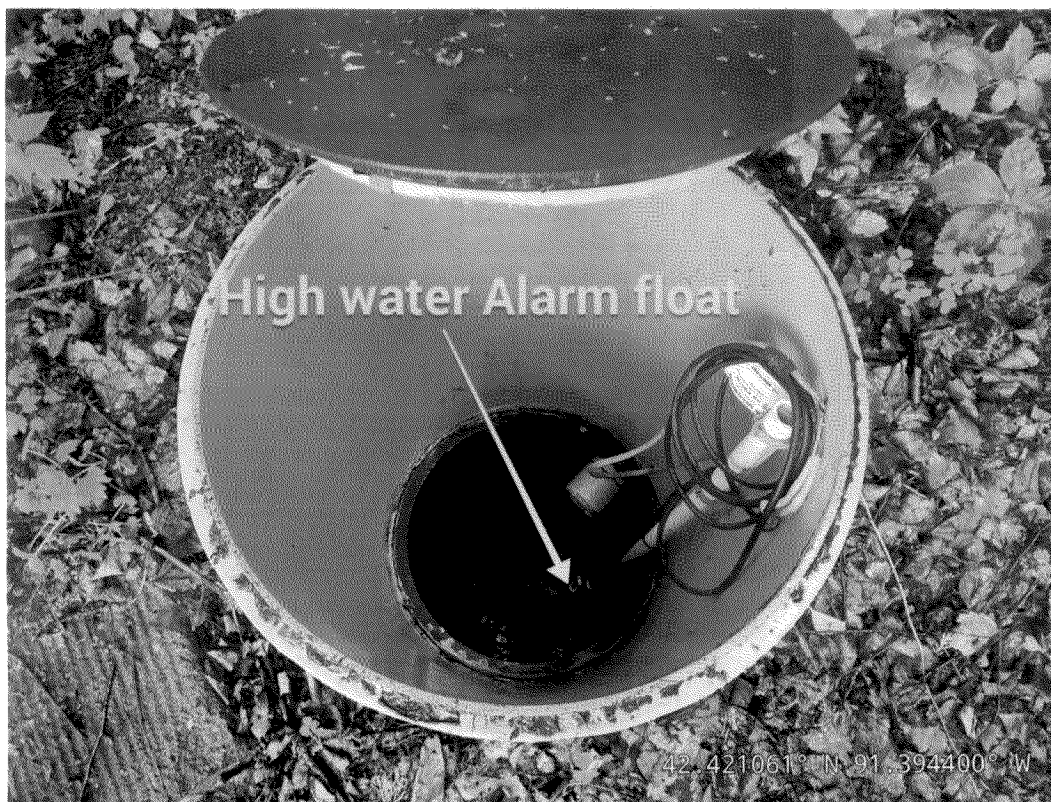
County: **Delaware**

Inspection Date: **06/05/2026**

Submitted Date: **6/12/2026**









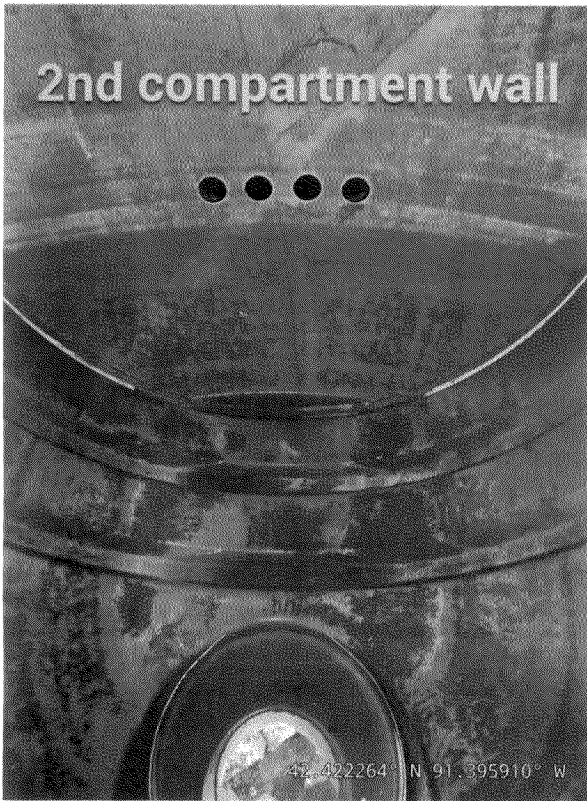
No lid screws

42.422670° N 91.395213° W

No lid screws

42.422264° N 91.395910° W

2nd compartment wall



42.422264° N 91.395910° W



42.422210° N 91.396015° W

ESTIMATE

A-1 Waste Water Solutions LLC
12459 Graf Rd
Durango, IA 52039

lowatot@gmail.com
+1 (563) 608-3567
www.iowaTOT.com



Bill to
Rob Biggin
Manchester, Iowa 52057
United States

Ship to
Rob Biggin
24404 204th Ave.
Manchester, Iowa 52057
United States

Estimate details

Estimate date: 06/12/2026
Expiration date: 07/13/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Required Repairs to Holding tank from TOT inspection			
2.		Service Call		1	\$109.00	\$109.00
3.		4" Sch80 tee baffle		1	\$61.00	\$61.00
4.		Orengo AX20-Rt	lid screws	4	\$11.41	\$45.64
5.		Corey Labor	Enter tank and install baffle- cannot reach from surface= 46"	1	\$250.00	\$250.00

Total **\$465.64**

Expiry date 07/13/2026

Accepted date

Accepted by



low

A/E