

Recorded: 7/20/2026 at 12:53:27.0 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: 2049

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	Josephine M. Bachman f/k/a Josephine M. Dowling		
Address	20706 251 st St.	Manchester	IA 52057
	Number and Street or RR	City, Town or PO	State Zip

TRANSFeree:

Name	Justin Bishop and Emily Bishop		
Address	1401 Heartland St.	Fairfax	IA 52228
	Number and Street or RR	City, Town or PO	State Zip

Address of Property Transferred:

20706 251 st St.	Manchester	Iowa	52057
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Lots Four (4) and Five (5) of Logan's Third Subdivision in Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 163, except Parcel L — being a part of Lot 5, Logan's Third Subdivision to Delaware County, Iowa in the SE1/4 of Section 14-T88N-R5W and part of the NE1/4 Section 23-T88N-R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 110, also except Parcel 2018-40, Part of Lot 5, Logan's Third Subdivision in the NW1/4 — NE1/4 All in Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 1224, as corrected by Affidavit recorded in Book 2019, Page 3111; also Parcel N — being a part of Lot 3, Logan's Fifth Subdivision to Delaware County, Iowa in the SE1/4 of Section 14-T88N-R5W and part of the NE1/4 Section 23-T88N-R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 111; also Parcel 2018-39, Part of Parcel L Being Part of Lot 5, Logan's Third Subdivision in the NW1/4 — NE1/4 In Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 1224, as corrected by Affidavit recorded in Book 2019, Page 3111

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: _____

Joseph M. Prachin
(Transferor or Agent)

Telephone No.: (312) 244-0607

Backyard west of garage

TIME OF TRANSFER INSPECTION TOT# 22267 ROBB HARTER CERT # 9343

Site Information

Parcel Description: **250140400110**

Address: **20706 251st Street, Manchester, IA 52057**

County: **Delaware**

Owner Information

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

Business Name:

Owner Name: **Josephine M Bachman**

Email Address:

Address: **20706 251st Street, Manchester, IA 52057**

Phone No:

Site related information

No Of Bedrooms: **2**

Facility Type: **Residential**

Last Occupied:

Permit issued by County: **No**

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

Property Information Comments:

Inspection Date: **06/30/2026**

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: **6/30/2026**

Distance To Well (Ft.): **158**

Type: **Septic Tank**

Tank Corrosion Type: **None**

Pump Tank Chamber: **Yes**

Meets Setback to Well: **Yes**

Is Accessible: **Yes**

Tank Size (Gal): **1250**

Liquid Level Type: **Normal**

Licensed Pumper Name: **Harter Custom Pumping**

Well Type: **Private**

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:

General Primary Treatment Comments:

Distribution Type

Other 1

Label: **Other 1**

Tank Comments: **Premium Tech Model 570 - Peet System**

General Distribution System Comments: **Premium Tech Model 570 - Peet System**

Secondary Treatment

Absorption Bed1

Distribution Type: **Other**

Material Type: **Rock and PVC Pipe**

Absorption Bed Width: **10**

Absorption Bed Length: **12**

Total Absorption Area: **120**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **300**

Meets Setback to Well: **Yes**

Well Type: **Private**

Distance To Well (Ft.): **147**

Absorption Bed Probed: **Yes**

Saturation or Ponding Present: **No**

Grass Cover Present: **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: **Everything in good working condition at the time of inspection. This system does have a high alarm in the basement by the fuse panel. The system has a filter in the west lid that needs to be cleaned one time per year. This system requires a service maintenance agreement. Harter Custom Pumping provides this service. This inspection in no way makes Harter Custom Pumping responsible for the continued operation of this septic system.**

TIME OF TRANSFER INSPECTION TOT# 22267 ROBB HARTER CERT # 9343

Owner Name: **Josephine M Bachman**

Address: **20706 251st Street , Manchester , IA 52057**

County: **Delaware**

Inspection Date: **06/30/2026**

Submitted Date: **7/15/2026**

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).

Site Evaluation Map

page 2 of 2

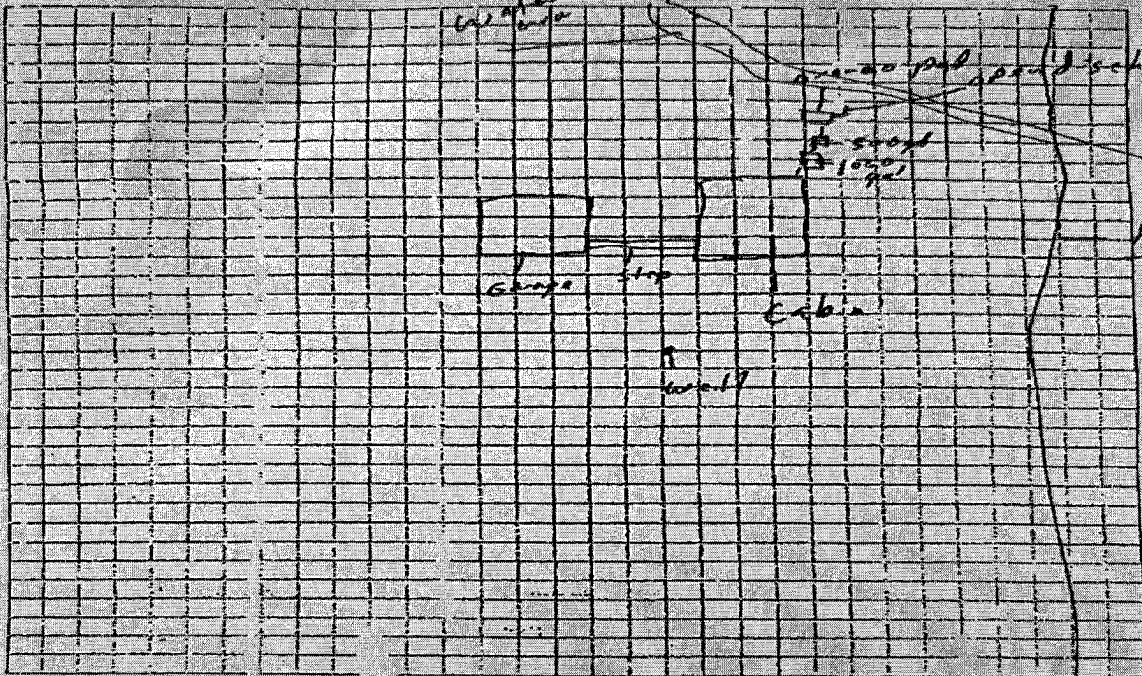
Designer

Oasis

List any construction issues:

Unravel

home



Mapping Checklist

Map scale:

Locate

- ☐ lot dimensions/property lines
- ☐ dwellings and other improvements
- ☐ existing and/or proposed systems
- ☐ replacement area
- ☐ unsuitable area(s)
- ☐ public water supply wells
- ☐ pumping access
- ☐ inner wellhead zone

Indicate north

_____ easements

_____ phone

_____ electric

_____ gas

_____ elevations

_____ borings

_____ benchmark

_____ perc tests

_____ horiz&vert reference pts

show slope

% direction

_____ setbacks

_____ building

_____ all water wells within 100ft

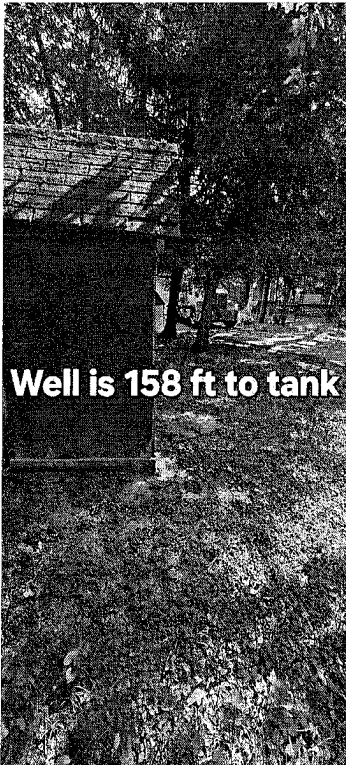
_____ pressure pipe

_____ water suction pipe

_____ streams, lakes, rivers

_____ floodway and fringe

2982 220th Ave

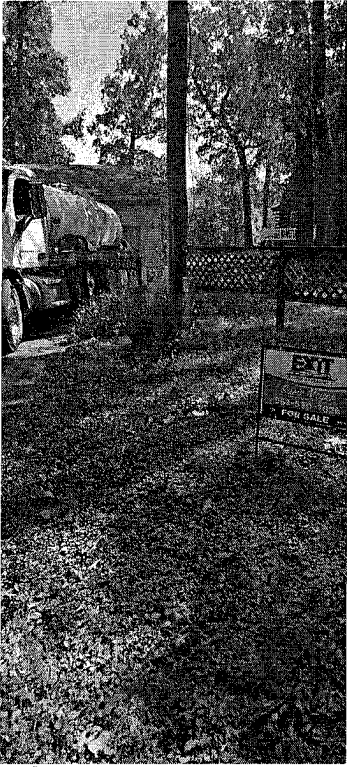


Well is 158 ft to tank

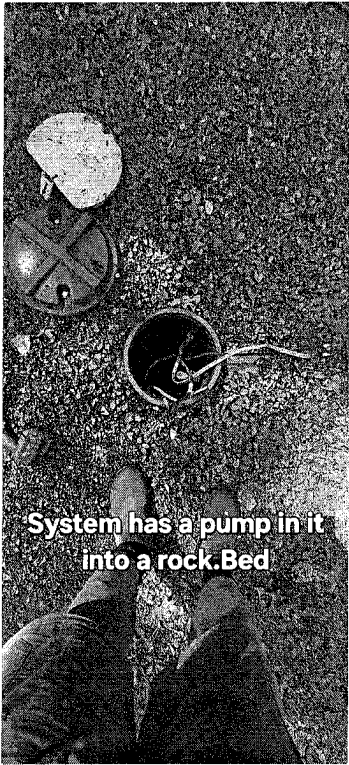


**1250 gallon tank tank two
compartment**

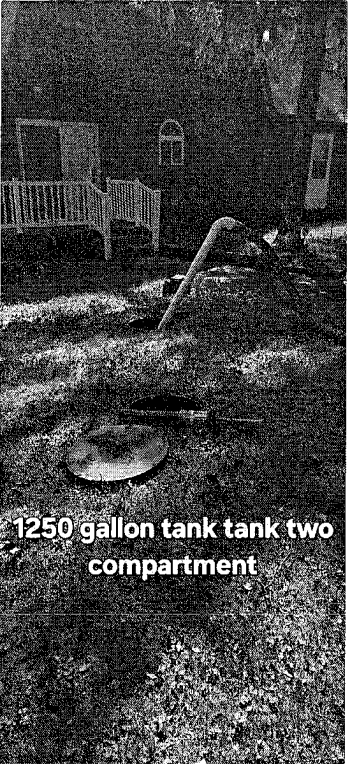




System has filter in the
west lid that needs to be
cleaned. Once a year



System has a pump in it
into a rock.Bed



1250 gallon tank tank two
compartment

