Book 2026 Page 3326
Document 2026 GWH – 3326 Type 53 001 Pages 13
Date 11/12/2026 Time 10:02:57AM
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	Thayne L. Benz and Kathryn Benz			
Address	18889 171st Ave.	Manchester	IA	52057
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFEREE:

Name	Tim Raymond George Reis and Christal Lee Reis			
Address	510 Rutland St.	Kingsley	IA	51028
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

18889 171st Ave., Manchester, IA 52057			
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

See attached Exhibit A.

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:

1. Wells: Private water well serving the residence. Type: [drilled]. Location: [in front of Garage]. Legal status: [ ].

6. Private Sewage: Building served by a private sewage disposal system. A certified time of transfer inspection report is attached.

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

Signature: _____ Telephone No.: (712) 299-6453

(Transferor or Agent)

EXHIBIT A

Real Estate Transfer – Groundwater Hazard Statement
Thayne L. Benz and Kathryn Benz to Tim Raymond George Reis and Christal Lee Reis

Legal Description

Lots Seventeen (17) and Eighteen (18), Block Four (4) of Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book 2 Plats, Page 20, except Parcel "J" Being Part Of Lot 17, Block 4, Sunset Beach, A Subdivision Of Parts Of Sections 17, 18 and 20, Township 89 North, Range 5 West Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2011, Page 1956; excepting rights of flowage; also Lot Four (4) of Hawker's Sunset Beach Subdivision Part Of Lot 2, Block No. 5, Part Of Shady Lane, And Part Of Sunset View Road In Sunset Beach In The SW 1/4 - SW 1/4 Of Sec. 17, T89N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2019, Page 3219.

IOWA DNR

IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 21416 ROGER GROTH CERT # 8813

Site Information

Parcel Description: **140170107700**

Address: **18889 171st Ave., Manchester, IA 52057** County: **Delaware**

Owner Information

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

Business Name:

Owner Name: **Thayne Benz**

Email Address: **1benzomatic@gmail.com**

Address: **800 3rd Ave. SW, Independence, IA 50644**

Phone No: **712-299-6453**

Site related information

No Of Bedrooms: **2**

Inspection Date: **05/18/2026**

Facility Type: **Residential**

Currently Occupied: **No**

Last Occupied: **04/01/2026**

System Installation Date: **12/09/1996**

Permit issued by County: **Yes**

Permit Number: **276A**

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

County contacted for records: **Yes**

Property Information Comments:

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Type: **Pump Vault**

Tank Size (Gal): **300**

Tank Material: **Plastic**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: **1**

Pump Tank Chamber: **Yes**

Licensed Pumper Name: **Groth Services LLC**

Date Pumped: **5/18/2026**

Meets Setback to Well: **Yes**

Well Type: **Private**

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

Is Accessible: **Yes**

Lid Intact: **Yes**

Risers Intact: **Yes** Effluent Filter Present: Watertight: **Yes**

Tank/Vault Pumped: **Yes** Inlet Baffle Present: **No** Outlet Baffle Present: **N/A** Functioning as Designed: **Yes**

Tank Comments:

Tank 2

Tank Name: **Tank 2** Type: **Septic Tank** Tank Size (Gal): **500 gal.**

Tank Material: **Fiberglass** Tank Corrosion Type: **None** Liquid Level Type: **Normal**

No. of Compartments: **2** Pump Tank Chamber: **Yes** Licensed Pumper Name: **Groth Services LLC**

Date Pumped: **5/18/2026** Meets Setback to Well: **Yes** Well Type: **Private**

Distance To Well (Ft.): **50'** Is Accessible: **Yes** Lid Intact: **Yes**

Risers Intact: **Yes** Effluent Filter Present: **No** Watertight: **Yes**

Tank/Vault Pumped: **Yes** Inlet Baffle Present: **Yes** Outlet Baffle Present: **Yes** Functioning as Designed: **Yes**

Tank Comments: **This is a Multi-Flo Aeration Tank. We changed 30 Multi-Flo Filters and replaced Multi-Flo Aerator. We have a yearly service contract that currently is 08-14-2025 to 08-13-2026.**

General Primary Treatment Comments:

Distribution Type

Distribution Box 1

Label: **Distribution Box 1** Material Type: **Plastic** Accessible: **No**

Box Opened: **Yes** Baffle Present: **No** Speed Levelers Present: **Yes**

Watertight: **Yes** Functioning As Designed: **Yes**

General Distribution System Comments :

Secondary Treatment

Absorption Bed1

Distribution Type: **Distribution Box** Material Type: **Gravelless Pipe** Absorption Bed Width: **25**

Absorption Bed Length: **25** Total Absorption Area: **750** System Hydraulic Loaded: **Yes**

Gallons Loaded: **400** Meets Setback to Well: **Yes** Well Type: **Private**

Distance To Well (Ft.): **70'** 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: **Absorption Bed has 10" Gravelless Pipe with 1' gravel bed.**

General Secondary Treatment Comments: **Could not edit. Absorption Bed does NOT meet setback to well**

General Secondary Treatment Comments: **Could not edit- Absorption Bed does NOT meet setback to well.**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **This is a two-bedroom home with a full basement. All plumbing is connected to the septic system. There is a water softener in the basement with waste discharge to the floor drain. Floor drain is connected to the septic system. It is highly recommended to re-route the water softener waste discharge away from septic system.**

The sewer line exits the basement to the West and into a 300 gal. lift tank. The lift tank has a 2", 1/2 hp sewage pump with a high-water alarm. The sewage is pumped to a 500 gal. Multi-Flo aerated and filtered tank. From here it gravity flows to the distribution box and 4-25'soil absorption lines. These consists of 10" diameter pipe with a geo-textile covering and 12" of washed gravel under them.

At time of inspection, we pumped the Multi-Flo tank changed all 30 filters and replaced the aerator. This is a non-conventional septic system which requires a yearly service contract mandated by the County and the State. The current, renewable service contract expires 8/13/26.

IOWA DNR

IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 21416 ROGER GROTH CERT # 8813

Owner Name:	**Thayne Benz**		
Address:	**18889 171st Ave. , Manchester , IA 52057**		
County:	**Delaware**		
Inspection Date:	**05/18/2026**	Submitted Date:	**6/4/2026**

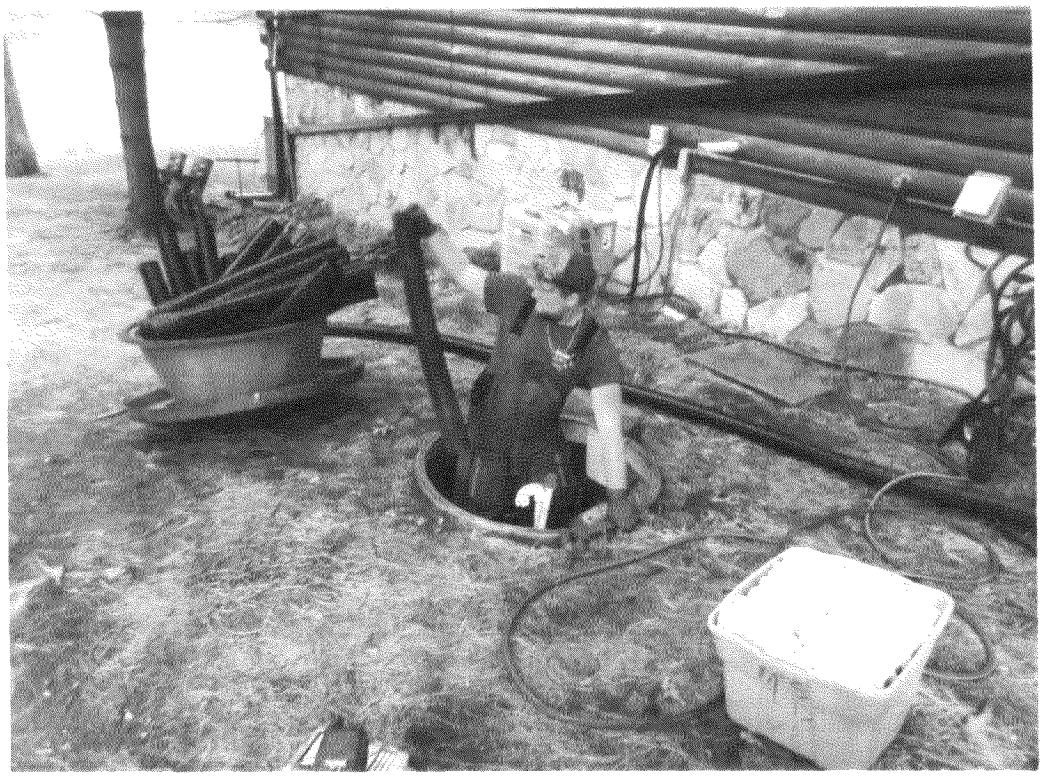
This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).

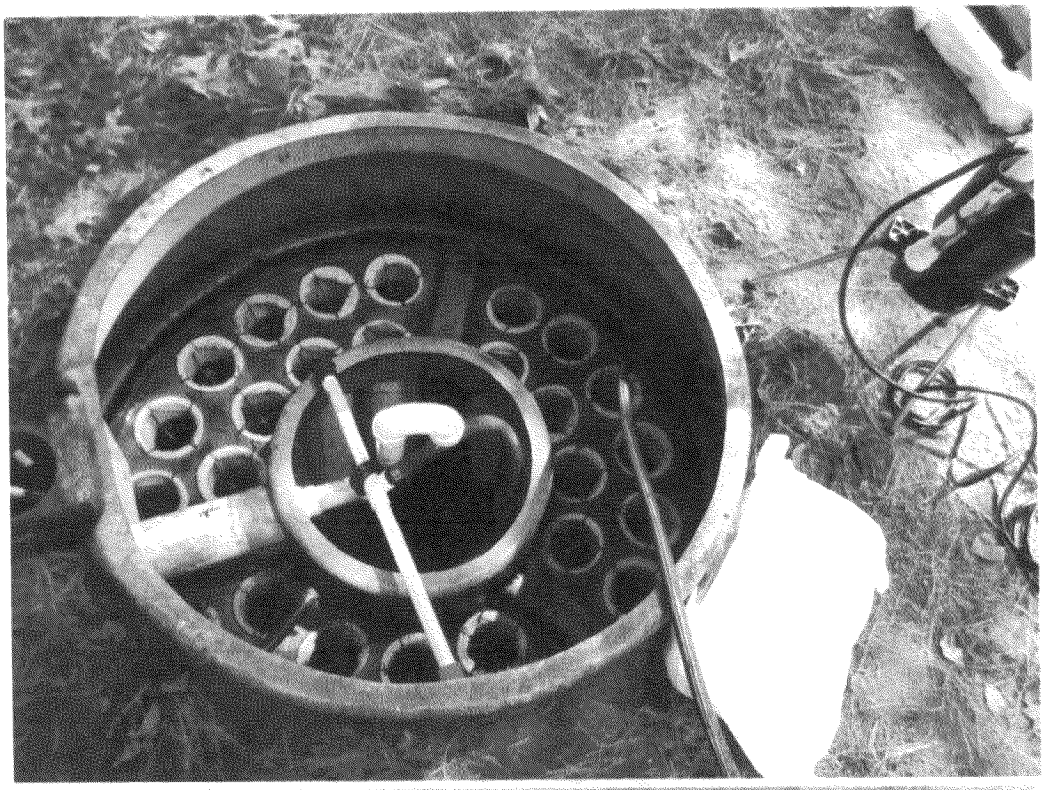
Documents



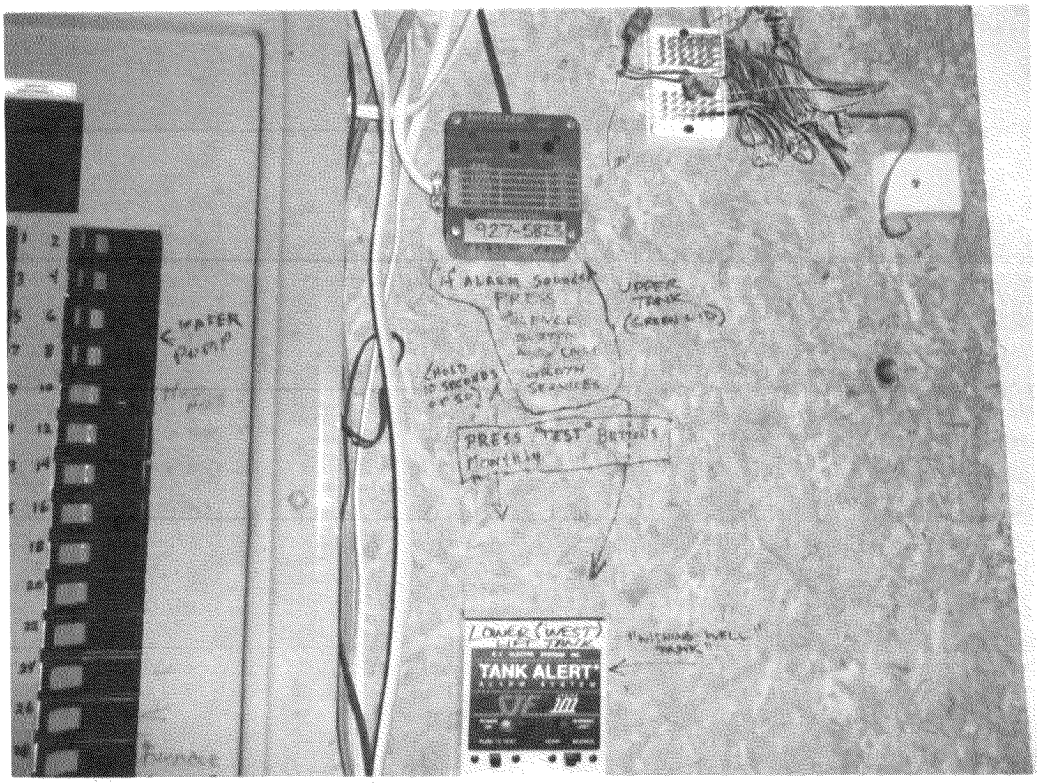


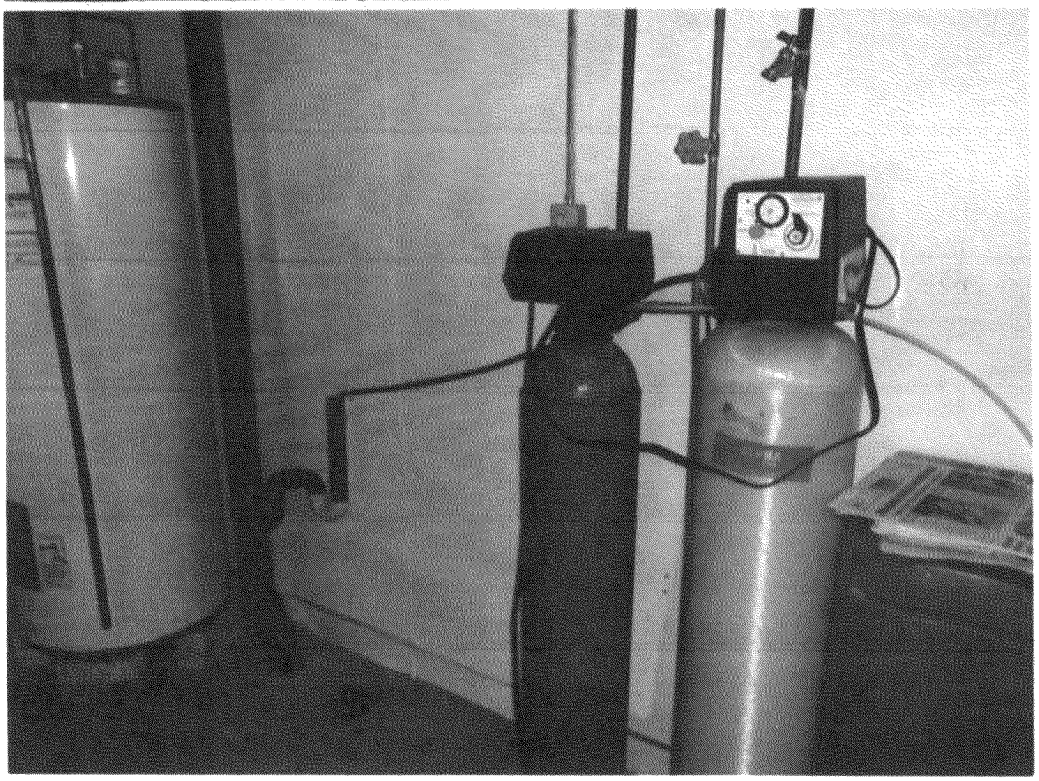








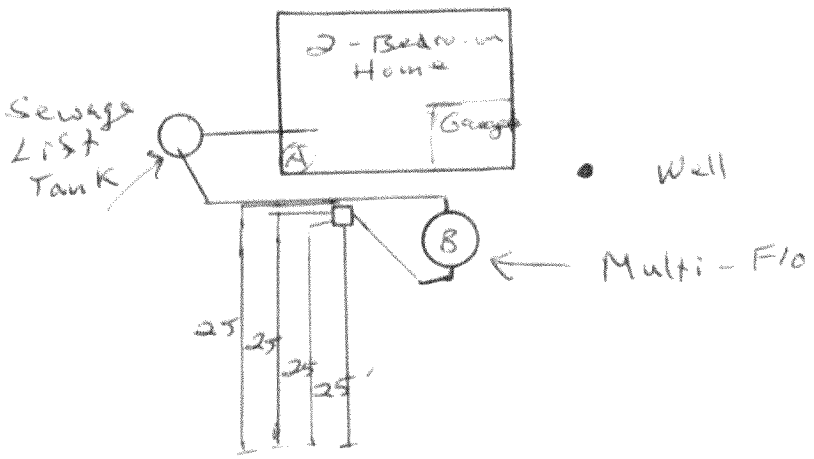

927-5827
TANK ALERT



GROTH SERVICES

TOT MAP 5/18/2026

NAME Thayne Benz
ADDRESS 18889 - 171st Ave.
Manchester, IA 52057
Delaware County



A - D-box = 9'
B - D-box = 26'

300 gal. plastic Lift tank
500 gal Multi Flo Aeration tank
100' - 10" Gravelless pipe w/12" gravel under pipes