



Document 2023 GW2820

Book 2023 Page 2820 Type 43 001 Pages 9
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BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED 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: Delpha M. Trindle

Address: 901 W. South Street, Winterset, IA 50273

TRANSFeree:

Name: See Attached

Address: 12119 Stratford Dr. Suite B, Clive, IA 50325

Telephone No. 515-223-3895

Address of Property Transferred:

1660 Ironwood Trail, Earlham, Iowa 50072

Legal Description of Property: (Attach if necessary)

See attached Description

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

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- ☒ 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:

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:

One well located at southeast corner of house.

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

Signature: Delpha M. Trindle Telephone No.: (515) 468-1728
(Transferor)

Trindle to Saratoga Farms, LLC and HCN Farms, LLC

**Description
Groundwater Statement and
Declaration of Value
Buyers**

The South Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3); AND the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4); AND the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), EXCEPT Parcel "A" in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), containing 4.559 acres, as shown in Plat of Survey filed in Book 2, Page 546 on January 26, 1995, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "F" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4) and in the, Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), containing 33.17 acres, as shown in Plat of Survey filed in Book 2008, Page 1534 on May 12, 2008, in the Office of the Recorder of Madison County, Iowa; ALL in Township Seventy-six (76) North, Range Twenty-eight (28) West of the P.M., Madison County, Iowa.

Buyers

Saratoga Farms, LLC as to undivided 90% interest and HCN Farms, LLC as to a 10% interest, limited liability companies.



IOWA DEPARTMENT of NATURAL RESOURCES
 TIME OF TRANSFER INSPECTION WAIVER
 BINDING AGREEMENT for FUTURE INSTALLATION
 542-0064

This agreement is entered into this 13 day of November, 20 23 by and
 between the Madison County Board of Health and HCN Farms, LLC

It is understood that Iowa Code 455B.172(11) requires an inspection of the private sewage disposal system on all properties not specifically exempted in Iowa at the time of transfer.

The property located at 1660 Ironwood Drive, Earlham IA, Iowa is subject to the inspection,
 and the buyer HCN Farms, LLC understands there is not an adequate private
 sewage disposal system serving this property.

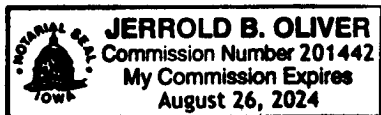
It is hereby agreed that the time of transfer inspection will not be required and the buyer agrees that a code compliant private sewage disposal system or connection to a public sewer shall be installed to serve the property and shall be completed no later than 31 day of December, 20 23

Dated the 13th day of November, 20 23.
HCN Farms, LLC
 by *Hunter Mack*
 BUYER

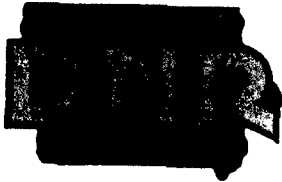
Maureen H. Smith
 COUNTY BOARD OF HEALTH or
 AUTHORIZED REPRESENTATIVE

This instrument was acknowledged before me on November 13, 2023

by *Jerrold B. Oliver*



Notary Public



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TIME OF TRANSFER INSPECTION WAIVER
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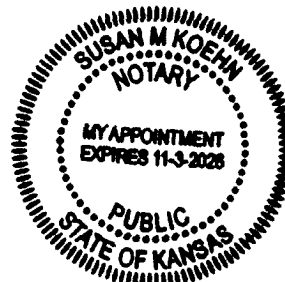
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Dated the 13th day of November, 20 23
Saratoga Farms, LLC
by [Signature] Manager
BUYER

[Signature]
COUNTY BOARD OF HEALTH or
AUTHORIZED REPRESENTATIVE

This instrument was acknowledged before me on November 13, 20 23
by [Signature]

Notary Public



To: Madison County Board of Health

Delpha M. Trindle is the owner of real estate located at 1660 Ironwood Trail, Earlham, Iowa 50072. She is in the process of installing a new private sewage disposal system on this property. Attached is a statement from Huff Well LLC for the cost of this system in the amount of \$14,497.00. This amount will be held in escrow by Jordan, Oliver, Walters & Smith, P.C. and be used to pay Huff Well LLC \$14,497.00 upon completion of the system. I am the attorney for Delpha M. Trindle

Date: 11-14-23

CERTIFICATION

I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct.

DATE: 11-14-23

Jerrold B. Oliver
Jerrold B. Oliver

ESTIMATE

Huff Well LLC.
P.O. Box 520
Winterset, IA 50273

Travis4hdd@gmail.com

Delpha Trindle

Bill to
Delpha Trindle
1660 Ironwood Trail
Earlham

Estimate details
Estimate no.: 1003
Estimate date: 11/09/2023
Expiration date: 12/10/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Septic Bid New 1500 gallon concrete septic tank along with 4-100' laterals. Septic permit fee included.			\$12,250.00	\$12,250.00
2.		Well Plug Plug well following DNR regulations located southwest of house to meet setback guidelines for new septic		1	\$2,100.00	\$2,100.00
					Subtotal	\$14,350.00
					Sales tax	\$147.00
					Total	\$14,497.00
					Expiry date	12/10/2023

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