



Document 2024 GW2711

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Date 11/06/2024 Time 12:52:03PM  
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BRANDY MACUMBER, COUNTY RECORDER  
MADISON 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 Amber Bonnett

Address 2478 Bevington Park Rd., Saint Charles, IA 50240

Number and Street or RR

City, Town or PO

State

Zip

**TRANSFeree:**

Name Michaela Allsup

Address 2478 Bevington Park Rd., Saint Charles, IA 50240

Number and Street or RR

City, Town or PO

State

Zip

Address of Property Transferred:

2478 Bevington Park Rd., Saint Charles, IA 50240

Number and Street or RR

City, Town or PO

State

Zip

Legal Description of Property: (Attach if necessary)

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

Signature: Amber Bonnett Telephone No.: 515-238-4733  
(Transferor or Agent)

Legal Description

**A tract of land located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and more particularly described as**

**follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), thence North along the section line 153 feet, thence East 250 feet, thence North 48 feet, thence East to a point on the East line of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), 156 feet North of the Southeast corner of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), thence South along the East line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) to the Southeast corner thereof, thence West along the South line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) to the point of beginning; AND Parcel "H" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408, on May 7, 2018 in the Office of the Recorder of Madison County, Iowa. NOTE: Said Parcel "H" is to be forever attached and tied to the tract of land bordering said Parcel "H" on the South.**



GOVERNOR KIM REYNOLDS  
DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 12644 MIKE HARKIN CERT # 9450

Site Information

Parcel Description: 500091364021000

Address: 2478 BEVINGTON PARK rd, St. Charles, IA 50211 County: Madison

Owner Information

Property is owned by a business: No

Business Name:

Owner Name: Adam Bonnett

Email Address: adambonnett31@gmail.com

Address: 2478 BEVINGTON PARK rd, St. Charles, IA 50211

Phone No: 515-360-7868

Additional Contact Information

Name	Email Address	Affiliate Type
Ashlee Kinckerbocker-Freeman	Ashlee@knickerbockerdsm.com	Realtor

Site related information

No Of Bedrooms: 3	Inspection Date: 10/11/2024
Facility Type: Residential	Currently Occupied: Yes
Last Occupied:	System Installation Date:
Permit issued by County: Yes	Permit Number:
All plumbing fixtures enter septic system: Yes	County contacted for records: Yes

Property Information Comments:

Zip code is 50240

Primary Treatment

Tank 1		
Tank Name: Tank 1	Type: Septic Tank	Tank Size (Gal): 1250
Tank Material: Concrete	Tank Corrosion Type: Slight	Liquid Level Type: Normal
No. of Compartments: 2	Pump Tank Chamber: No	Licensed Pumper Name: Wiegert

Date Pumped: <b>10/11/2024</b>	Meets Setback to Well: <b>Yes</b>	Well Type: <b>Private</b>	
Distance To Well (Ft.): <b>Over 100ft</b>	Is Accessible: <b>Yes</b>	Lid Intact: <b>Yes</b>	
Risers Intact: <b>Yes</b>	Effluent Filter Present: <b>Yes</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: <b>Yes</b>
Tank Comments: <b>1250 gallon concrete septic tank, Septic tank was in good working condition</b>			

General Primary Treatment Comments:

**All waste water appears to go into the septic tank**

Distribution Type

<b>Distribution Box 1</b>		
Label: <b>Distribution Box 1</b>	Material Type: <b>Plastic</b>	Accessible: <b>Yes</b>
Box Opened: <b>Yes</b>	Baffle Present: <b>Yes</b>	Speed Levelers Present: <b>Yes</b>
Watertight: <b>Yes</b>	Functioning As Designed: <b>Yes</b>	

General Distribution System Comments : **Plastic distribution box with baffle and speed levelers**

Secondary Treatment

<b>Lateral Field1</b>		
Distribution Type: <b>Distribution Box</b>	Material Type: <b>Leaching Chamber</b>	Trench Width: <b>24</b>
Lines: <b>5</b>	Total Length of Absorption Line: <b>500</b>	System Hydraulic Loaded: <b>Yes</b>
Gallons Loaded: <b>300</b>	Meets Setback to Well: <b>Yes</b>	Well Type: <b>Private</b>
Distance To Well (Ft.): <b>Over 100ft</b>	Lateral Lines Probed: <b>Yes</b>	Saturation or Ponding Present: <b>No</b>
Grass Cover Present: <b>Yes</b>	Lateral Lines Equal Length: <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>Ran hydraulic load test,300 gallons of water in distribution box accepted all the water</b>		

General Secondary Treatment Comments: **No ponding on top of the laterals this is not a guarantee, septic system was in work ing condition at time of inspection**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **Septic tank, distribution box,& laterals were functioning as design,this report doesn't guarantee future operation**



GOVERNOR KIM REYNOLDS  
COMMISSIONER KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 12644 MIKE HARKIN CERT # 9450

Owner Name: Adam Bonnett

Address: 2478 BEVINGTON PARK rd , St. Charles , IA 50211

County: Madison

Inspection Date: 10/11/2024 Submitted Date: 10/11/2024

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

