



Document 2024 GW3123

Book 2024 Page 3123 Type 43 001 Pages 7  
Date 12/23/2024 Time 1:50:08PM  
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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**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: Frederick C. James 2000 Trust  
Address: 29 Homac Road, Lander, WY 82520

**TRANSFeree:**

Name: VL Prairie, LLC  
Address: 2808 Jordan Grove, West Des Moines, IA 50265

Address of Property Transferred:

See attached legal description

Legal Description of Property: (Attach if necessary)

Parcel "B" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15) and in the Northwest Quarter (1/4) of the Northwest Quarter 1/4 of Section Twenty-two (22), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, containing 30.00 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; AND the South Three-Fourths (3/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22); AND Lot Two (2) of Everett Decker Subdivision, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fifteen (15); EXCEPT Parcel "D" located in the South Half 1/2 of the Northeast Quarter 1/4 of the Northwest Quarter 1/4 of said Section Twenty-two (22), containing 4.11 acres, as shown in Plat of Survey filed in Book 2016, Page 2435, on August 24, 2016 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22), containing 5.86 acres, as shown in Plat of Survey filed in Book 2016, Page 2435, on August 24, 2016 in the Office of the Recorder of Madison County, Iowa.

**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. *50 feet inside West Property line (Clanton Creek Ad) 250 feet South of main entrance/property driveway*

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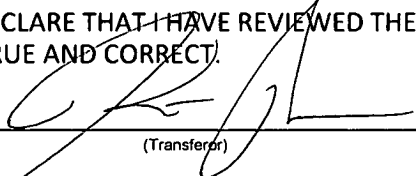
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I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature:  Telephone No.:

(Transferor)

Parcel "B" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15) and in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-two (22), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> PM, Madison County, Iowa, containing 30.00 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; AND the South Three-Fourths ( $\frac{3}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-two (22); AND Lot Two (2) of Everett Decker Subdivision, located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15); EXCEPT Parcel "D" located in the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-two (22), containing 4.11 acres, as shown in Plat of Survey filed in Book 2016, Page 2435, on August 24, 2016 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-two (22), containing 5.86 acres, as shown in Plat of Survey filed in Book 2016, Page 2435, on August 24, 2016 in the Office of the Recorder of Madison County, Iowa.

## TIME OF TRANSFER INSPECTION TOT# 13280 MIKE HARKIN CERT # 9450

### Site Information

Parcel Description: **741152244010000**

Address: **3116 Clanton creek rd, Peru, IA 50211**

County: **Madison**

### Owner Information

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

Business Name:

Owner Name: **James Frederick c 2000 trust**

Email Address:

Address: **3116 Clanton creek rd, Peru, IA 50211**

Phone No:

### Additional Contact Information

Name	Email Address	Affiliate Type
<b>Chelsea Johnson</b>	<b>Chelsea.johnson@kiloterra.com</b>	<b>Realtor</b>

### Site related information

No Of Bedrooms: **3**

Inspection Date: **11/21/2024**

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 50222 ,All waste water appears to go into the septic system**

### Primary Treatment

#### Tank 1

Tank Name: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **1500**

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: **11/21/2024** Meets Setback to Well: **N/A** Well Type:  
Distance To Well (Ft.): Is Accessible: **Yes** 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: **Replaced riser & lid on septic tank**

General Primary Treatment Comments:

**1500 gallon concrete tank, 2 compartment was in working condition at time of inspection**

Distribution Type

**Distribution Box 1**

Label: **Distribution Box 1** Material Type: **Plastic** Accessible: **Yes**  
Box Opened: **Yes** Baffle Present: **Yes** Speed Levelers Present: **Yes**  
Watertight: **Yes** Functioning As Designed: **Yes**

General Distribution System Comments : **Plastic d -box with baffle and speed levelers looks good**

Secondary Treatment

**Lateral Field1**

Distribution Type: **Distribution Box** Material Type: **Leaching Chamber** Trench Width: **36**  
Lines: **5** Total Length of Absorption Line: **420** System Hydraulic Loaded: **Yes**  
Gallons Loaded: **250** Meets Setback to Well: **N/A** Well Type:  
Distance To Well (Ft.): Lateral Lines Probed: **Yes** Saturation or Ponding Present: **No**  
Grass Cover Present: **Yes** Lateral Lines Equal Length: **Yes** System Located on Owner Property: **Yes**  
Easement Present: **N/A** Functioning as Designed: **Yes**

Comments: **No saturation or ponding on top of laterals**

General Secondary Treatment Comments: **Laterals were working at time of inspection, this is not a guarantee for future operation**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **Replaced septic lid & riser, septic system was functioning as design at time of inspection, this does not guarantee for future operation**

**TIME OF TRANSFER INSPECTION TOT# 13280 MIKE HARKIN CERT # 9450**

Owner Name: **James Frederick c 2000 trust**

Address: **3116 Clanton creek rd , Peru , IA 50211**

County: **Madison**

Inspection Date: **11/21/2024**

Submitted Date: **11/22/2024**

**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).**