

BK: 2025 PG: 1957
Recorded: 7/29/2025 at 9:48:22.0 AM
Pages 17
County Recording Fee: \$0.00
Iowa E-Filing Fee: \$0.00
Combined Fee: \$0.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, 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 Cheryl A. Flaskerud Revocable Trust dated August 31, 2023

Address	<u>1741 Pitzer Road</u>	<u>Earlham</u>	<u>Iowa</u>	<u>50072</u>
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name Abigail L. Beeler

Address	<u>1310 47th Street</u>	<u>Des Moines</u>	<u>Iowa</u>	<u>50311</u>
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

<u>1741 Pitzer Road</u>	<u>Earlham</u>	<u>Iowa</u>	<u>50072</u>
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Parcel "C" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.126 acres, as shown in Plat of Survey filed in Book 2013, Page 2245 on July 30, 2013, 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.

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: _____

Cheryl Flaskerud

(Transferor or Agent)

dotloop verified
07/25/25 10:26 AM CDT
PKS1-CN5F-WQ09-7CPW

Telephone No.: 515-249-0813



GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER
DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 16498 SETH BROWN CERT # 13190

Site Information

Parcel Description: 280050928001200

Address: 1741 PITZER RD, Earlham, IA 50072County: Madison

Owner Information

Property is owned by a business: No

Business Name:

Owner Name: CHERYL FLASKERUD

Email Address: flaskerudc@gmail.com

Address: 1741 PITZER RD, Earlham, IA 50072

Phone No: 515-249-0813

Additional Contact Information

Name	Email Address	Affiliate Type
Robin Von Gillem	robin.vongillem@gmail.com	Realtor

Site related information

No Of Bedrooms: 4	Inspection Date: 07/16/2025
Facility Type: Residential	Currently Occupied: Yes
Last Occupied:	System Installation Date:
Permit issued by County: No	Permit Number:
All plumbing fixtures enter septic system: Yes	County contacted for records: Yes
Property Information Comments:	

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: Rogers Septic

Date Pumped: **7/16/2025**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:

General Primary Treatment Comments:

Distribution Type

Distribution Box 1Label: **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 :

Secondary Treatment

Lateral Field1Distribution Type: **Distribution Box**Material Type: **Leaching Chamber**Trench Width: **36**Lines: **3**Total Length of Absorption Line: **300**System Hydraulic Loaded: **Yes**Gallons Loaded: **200**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:

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **All wastewater goes to septic. 1500 gallon watertight concrete septic tank in working condition with slight deterioration. Accessible by inlet and outlet risers and lids. Inlet and outlet baffles present, outlet effluent filter present. Plastic watertight distribution box in working condition. Baffle and speed levelers present. Hydraulic load tested(via house) 3x100 equaling 300ft of chambered laterals. Each lateral took water and probed dry and clean.**



GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER
DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 16498 SETH BROWN CERT # 13190

Owner Name: CHERYL FLASKERUD

Address: 1741 PITZER RD , Earlham , IA 50072

County: Madison

Inspection Date: 07/16/2025 Submitted Date: 7/16/2025

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).

Madison County
Office of Zoning and
Environmental Health

***Authorization to Construct a
Private On-site Wastewater
Treatment System (POWTS)***

112 N. John Wayne Drive
P.O. Box 152
Winterset, IA 50273-0152
Telephone: (515) 462-2636

Permit Number: 032-14 Revised 8/3/15

Date Issued: 11/12/13

***Issued to: Shirley Leeper
Address: 1741 Pitzer Road
Earlham, IA 50072***

Legal Description: SE NE EX PARCEL A 2.17A Secion 9 Jackson Township

POWTS Components Specifications: 1500 gal. Septic Tank and 3 ea. 36"x100' Chamber latterals

General Conditions:

1. System must be constructed in conformance with attached system layout, profiles, and cross-sections.
2. Structures must be constructed in conformance with 567 IAC Chapter 69 and the Madison County Environmental Health Regulations.
3. Permit shall be null and void if system is not constructed within one year of permit issuance. The Environmental Health Officer must approve any request for extension of permit.
4. The Environmental Health Officer must approve any design modifications to the permitted system prior to construction.
5. Once constructed, all system components must be uncovered for inspection and the system must be approved before it can be put into operation. Notice for inspection must be received with 24 hours in advance (8 a.m. through 4:30 p.m., Monday - Friday). If weather necessitates the need to cover the system components, then the system owner or contractor must notify and follow the procedures given by the Environmental Health Officer.

Special Conditions: Maximum lateral trench depth is 24 inches.



***Environmental Health Officer
Madison County
Office of Zoning and Environmental Health***

Madison County
Office of Zoning and
Environmental Health

***Authorization to Construct a
Private On-site Wastewater
Treatment System (POWTS)***

112 N. John Wayne Drive
P.O. Box 152
Winterset, IA 50273-0152
Telephone: (515) 462-2636

Permit Number: 032-14

Date Issued: 6/19/14

***Issued to: Shirley Leeper
Address: 1741 Pitzer Road
Earlham, IA 50072***

Legal Description: SE NE EX PARCEL A 2.17A Section 9 Jackson Twp.

POWTS Components Specifications: 1250gal Septic & 500gal Pump tanks & At Grade Mound

General Conditions:

1. System must be constructed in conformance with attached system layout, profiles, and cross-sections.
2. Structures must be constructed in conformance with 567 IAC Chapter 69 and the Madison County Environmental Health Regulations.
3. Permit shall be null and void if system is not constructed within one year of permit issuance. The Environmental Health Officer must approve any request for extension of permit.
4. The Environmental Health Officer must approve any design modifications to the permitted system prior to construction.
5. Once constructed, all system components must be uncovered for inspection and the system must be approved before it can be put into operation. Notice for inspection must be received with 24 hours in advance (8 a.m. through 4:30 p.m., Monday - Friday). If weather necessitates the need to cover the system components, then the system owner or contractor must notify and follow the procedures given by the Environmental Health Officer.

Special Conditions: Construction of mound shall be in accordance with approved engineer design.



***Environmental Health Officer
Madison County
Office of Zoning and Environmental Health***

Madison County
Office of
Zoning & Environmental Health

Application to Construct Private Sewage Disposal System (PSDS)

112 N. John Wayne Dr.
P O Box 152
Winterset, IA 50273
Telephone (515) 462-2636

Office Use Only

Temp E911:

Tracking No. 032-14	Date Received 6/19/14	Fee Paid \$150	Check # 7409	Date Issued 6/19/14	Section/Township 9 Jackson
-------------------------------	---------------------------------	--------------------------	------------------------	-------------------------------	--------------------------------------

Application will not be accepted until site and soil analysis/percolation information have been received and fee has been paid. For systems requiring an NPDES General Permit #4 (surface discharge), its application must be submitted to this office along with appropriate forms for recording before a permit will be issued.

Please Print All Information.

Allen Akeus

1. Owner Information (Applicant)			2. Installation Contractor Information		
First Name Shirley	Last Name Heeper		First Name Mike	Last Name Golightly	
Address 1741 Pitzer Rd			Address 105 NW Elm Ave S		
City EARLHAM	State IA	Zip 50072	City EARLHAM	State IA	Zip 50072
Phone Number (area code)		Cell Phone	Phone Number (area code)		Cell Phone
					515-250-8729

3. System Requirement Information		4. Site and Soil Evaluator (Percolation Test/Soils Analysis)									
<p>IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED</p> <p>Minimum Tank Size Required</p> <table border="0"> <tr> <td>1-3 Bedroom</td> <td>1250</td> </tr> <tr> <td>4 Bedroom</td> <td>1500</td> </tr> <tr> <td>5 Bedroom</td> <td>1750</td> </tr> <tr> <td>6 Bedroom</td> <td>2000</td> </tr> </table>		1-3 Bedroom	1250	4 Bedroom	1500	5 Bedroom	1750	6 Bedroom	2000	<p>PERCOLATION/SOILS ANALYSIS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT</p> <p>Date test taken 9/25/13 Test taken by Jim Carroll/Jim Vance</p> <p>Passed: X Failed: _____</p> <p>Percolation Rate: _____</p> <p>Soils Loading Rate: _____</p>	
1-3 Bedroom	1250										
4 Bedroom	1500										
5 Bedroom	1750										
6 Bedroom	2000										

5. Type of Submittal	6. Address Information
<input type="checkbox"/> New House <input type="checkbox"/> Existing House <input type="checkbox"/> Repair, Tank <input type="checkbox"/> Repair, Treatment Area <input type="checkbox"/> System Replacement Previous Permit #:	911 Address or nearest road: 1741 Pitzer Rd Legal Description: SE NE EX Parcel A 2.17A Section 9-76-29

7. Type of Building (Completed by Owner)			
Building Square ft.:	Number of Bedrooms:	Number of Bathrooms:	Non-Residential uses:
Other buildings served by this system:		Any other circumstances which may affect water usage:	
Water softeners must be routed to a brine pit independent of septic system.			

8. Tanks			
Your contractor or system designer should complete the remaining portion of this application.			
Septic Tank	Type: Concrete	Size: 1250	Manufacturer: Vanderpool Lister
Pump Tank	Type: 500gal	Size: 500gal	Manufacturer:
Additional Tank	Type:	Size:	Manufacturer:

9.. Secondary Treatment Area					
Laterals	Type: 36"	Length of each: 100	Total number: 3	Maximum trench Depth: 24"	
Sand Filter	Square ft.:	Length:	Width:	24"	
Peat System	Model:	Manufacturer			
Other	Description: Atgrade	100'	2EA		

I hereby attest the truth and accuracy of all facts and information presented on this application. Request for inspection of the system must be made 24 hours in advance. Water at the site to test the distribution box must be available. Discharging systems must be covered by a maintenance agreement, which shall be recorded in the Madison County Records Office. Discharging systems also require periodic testing as set forth in IAC Chapter 69 and Madison County Environmental Health Regulations.		It is unlawful to start construction, reconstruction, or repair of any PSDS prior to issuance of a PSDS permit by the Environmental Health Officer.
Applicant Signature: <i>Mike Golightly</i>	Date: 6-19-14	

MADISON COUNTY ENVIRONMENTAL HEALTH

PERCOLATION TEST REPORT

TEST #1

Date taken: 9-25-2013

By: Jim Vance & Bryan McDonald

Owner: Shirley Leeper

Site Address: 1741 Pitzer Road, Earlham, IA 50072

Phone No. 515-250-8729 (Mike)

Lot Size: 5.1 Acres Legal Description: Parcel "C" in the SE 1/4 of the NE 1/4 of Sec. 9-T76N-R29W (Golgightly)

Structure: New, X Existing Lot # / Subdivision end/or 1/4 1/4 Sec Typ Range

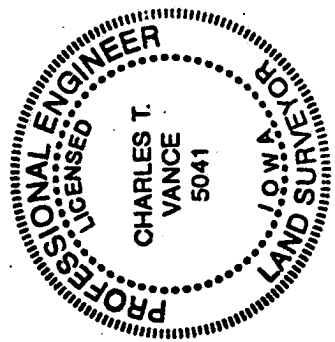
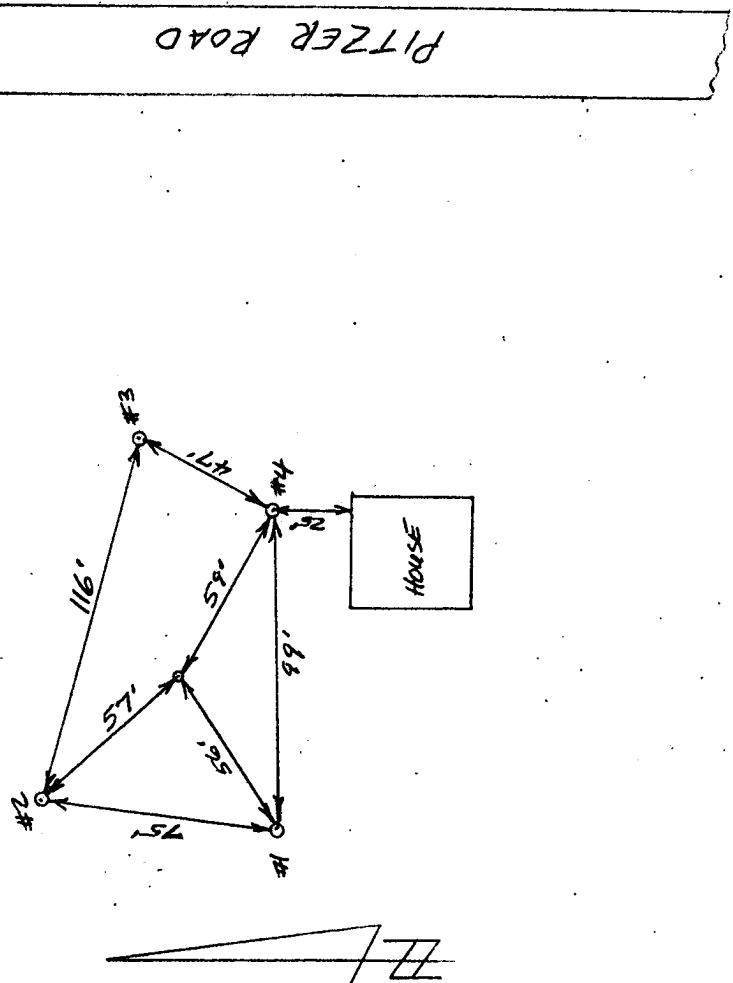
Owner's Current Mailing Address: 807 NE. 4th St., Earlham, IA 50072 Installer: Mike Golightly

Time for 1 inch of water: 1. 22.9 min. 2. 40.0 min. 3. 22.9 min. 4. 26.7 min. 5. 6.

Depth of hole at time of test: 1. 24" 2. 24" 3. 24" 4. 24" 5. 6.

Results of 6 foot hole: No Rock, No Water.

Width of Trench	Total Lateral Footage	Number of Laterals Req'd.	Avg. Length of Laterals
2 feet	450 feet	5 each	90 feet
3 feet	300 feet	3 each	100 feet



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Signed: Charles T. Vance Date: 25 Sept. 2013 Reg. No. 5041 Exp. Date: 31 Dec. 2013

RLI1002 PID 280050928001000 00 Tax Dist 280 000 Class A INQUIRY
 2013 061 Map# 000000509200007 GIS#
 Inquiry
 Property 009996037 DED LEEPER, SHIRLEY J. TRUST 12/18/09
 Ownership 807 NE 4TH ST.
 EARLHAM IA 50072

0000000000
 Location 1741 Street PITZER RD City EARLHAM
 Recorded DED 2013 2853 9/25/2013 2853 2013/09/16
 Documents DED 2010 635 3/29/2010 635 2009/12/18 +
 Misc Exempt Code No Ag Cr Vin
 Sec-Twp-Rng 009 076 029 Cty-Adn-Blk 00009 Title
 Legal Desc SE NE EX PARCEL A 2.17A
 Applications Typ 1 H Ovr Amt Typ 2 AGL Ovr Amt 19,658
 Typ 3 Ovr Amt Typ 4 Ovr Amt

			Acres	Typ	Value	Rollback	Acres
100%Gs	140,800	Gr	37.82	LND	45,900	19,920	35.22
100%Nt	140,800	Ex	2.60	DWL	92,000	50,048	
TaxGrs	71,227	PE	.00	BLD	2,900	1,259	
Milt		Dr	.00	EXM			2.60
TaxNet	71,227	Net	35.22				

F3=Exit F10=Owners F12=Prev F13=Rec Doc F14=Image F15=Legal F16=Notes
 F17=IE F18=TaxHist F19=Aplic F20=Value F21=Print F22=View Image F23=Index

Permit No 032-14 Name: *Leeper*911 Sign Locate ☐

Date of Inspection: 8/3/15 Inspected by:

Contractor: *Allen Akers*Dwelling under construction or moved in Yes ☒ No ☐

Setbacks

Meets required setbacks.

- Rural Water Yes ☒ No ☐
- Private wells/heat pump wells/suction water lines/lakes Yes ☒ No ☐
- Outside required 50-foot setback for tank Yes ☒ No ☐
- Outside required 100-foot setback for laterals Yes ☒ No ☐
- Streams/ponds (25-25 ft)-ditches (10-10 ft) Yes ☒ No ☐
- Indications of water lines under pressure Yes ☒ No ☐

Comments:

Building Sewer

- Clean outs – one right outside of house Yes ☒ No ☐
- location of cleanout inside house and set requirement Yes ☒ No ☐
- Pipe is SCH 40 and has a 4-inch diameter. Yes ☒ No ☐
- Grade – has adequate fall. Yes ☒ No ☐

Comments:

Tank

- Septic/Pump Tank Size & Manufacturer 1500 Lister Concrete ☒ Plastic ☐
- Pump Tank Size & Manufacturer Concrete ☐ Plastic ☐
- Septic compartments meet the specs for capacity. Yes ☒ No ☐
- Baffle Yes ☒ No ☐
- Inlet/Outlet tees are ok. Yes ☒ No ☐
- Effluent filter in the outlet. Yes ☒ No ☐ Manuf. Poly Lock 4" Gray
- Tank depth 12 inches
- Risers Yes ☒ No ☐
- Lids above grade screwed on Yes ☒ No ☐ Will be ☐

Comments:

Distribution Box

- Brand Tuf-Tite Other
- Bedded in cement. Yes ☒ No ☐ Will be ☐
- Has required inlet baffle. Yes ☒ No ☐ Will be ☐
- Outlet levels –are level. Yes ☒ No ☐ Unknown ☐

Comments:

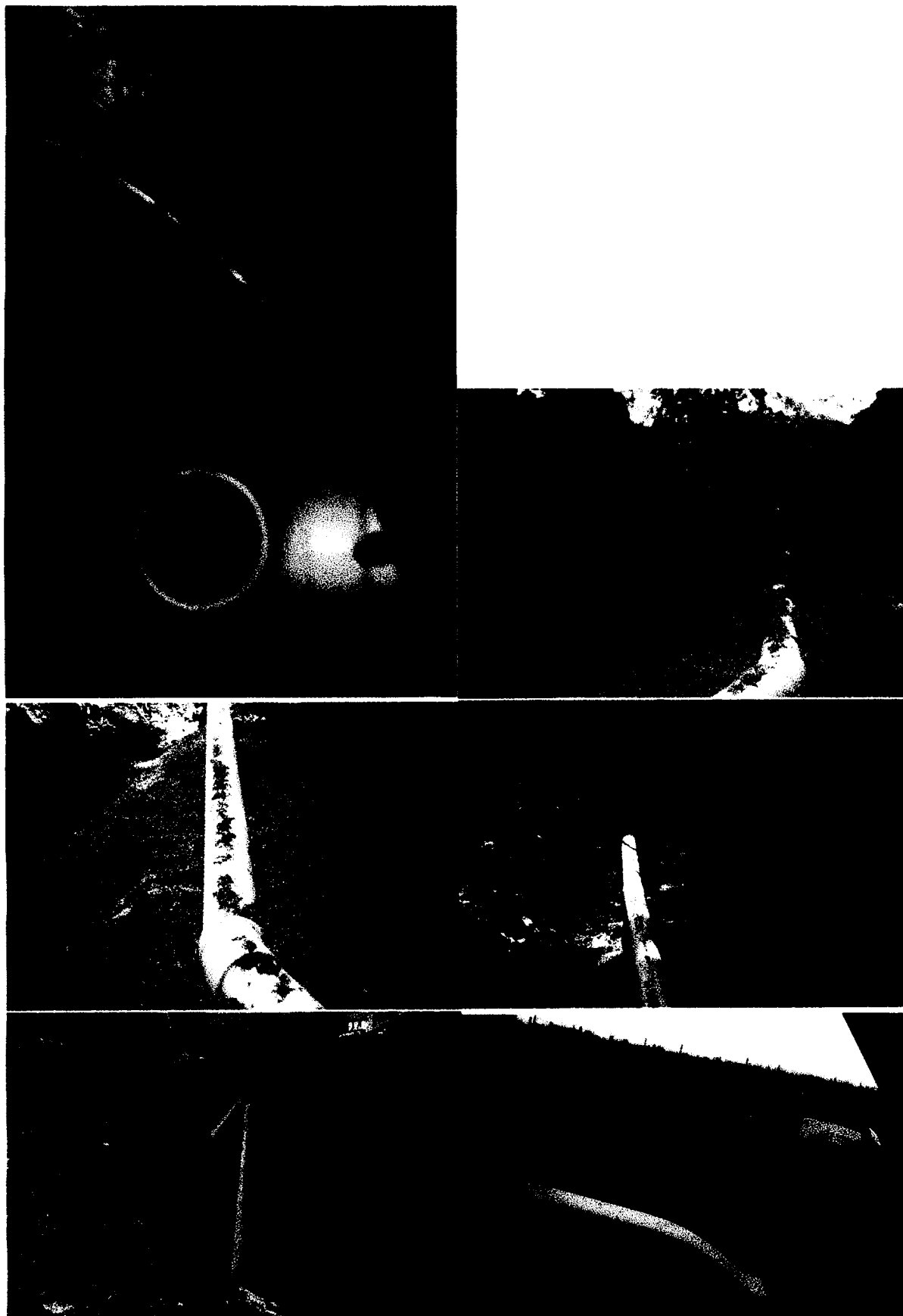
Laterals

- Distribution lines: 4 -inch PVC pipe – SCH35
- Lateral used. 36" Low Profile Reduction? Yes ☒ No ☐
- Lateral depth. 24 inches Perc depth 24 inches
- Laterals were level. Yes ☒ No ☐
- Adequate amount of undisturbed soil between laterals. Yes ☒ No ☐
- Distance 7 feet between laterals.

Comments:

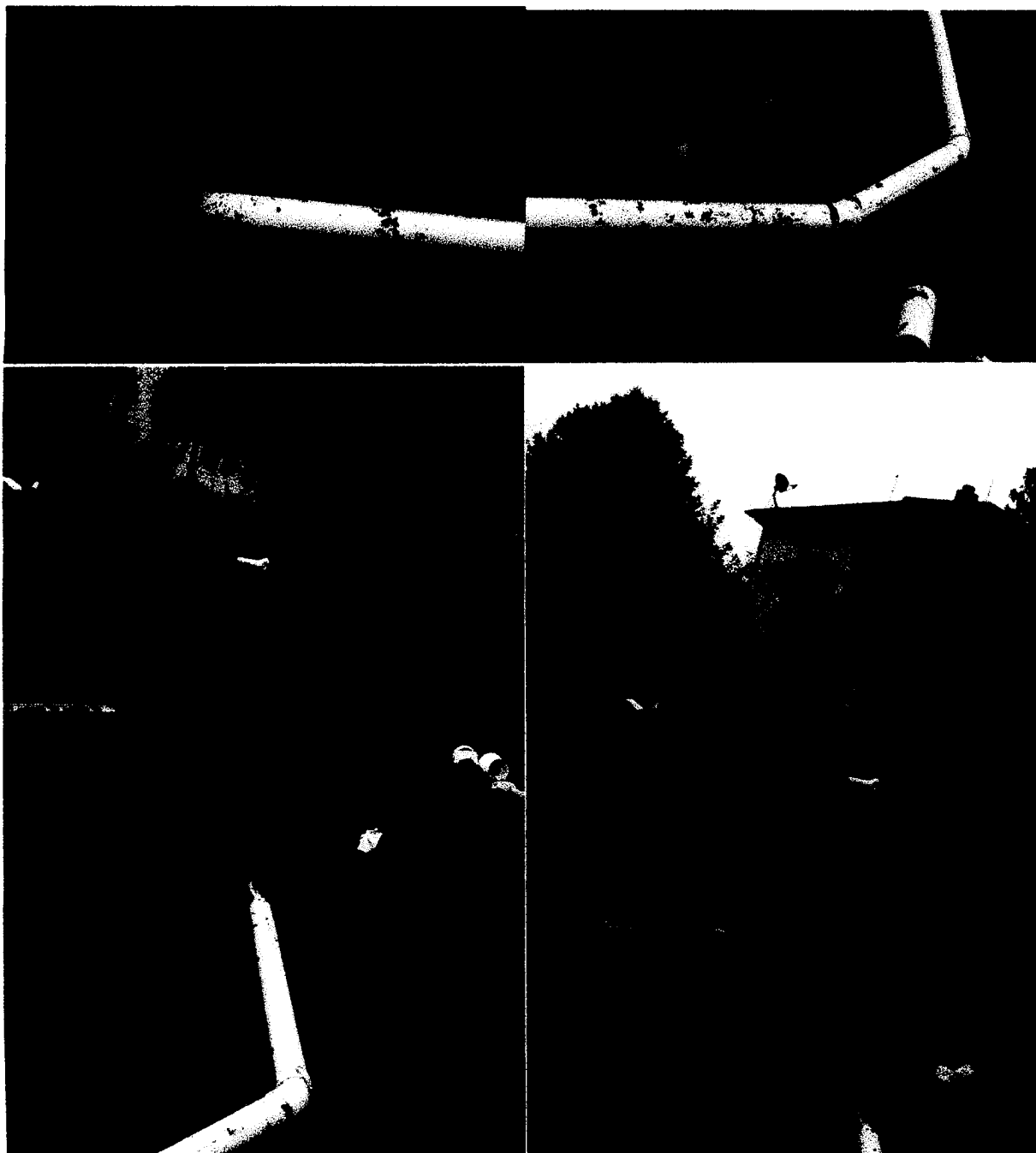
Permit # 032-14 Leeper Installation 8/3/15

1741 Pitzer Road



Permit # 032-14 Leeper Installation 8/3/15

1741 Pitzer Road

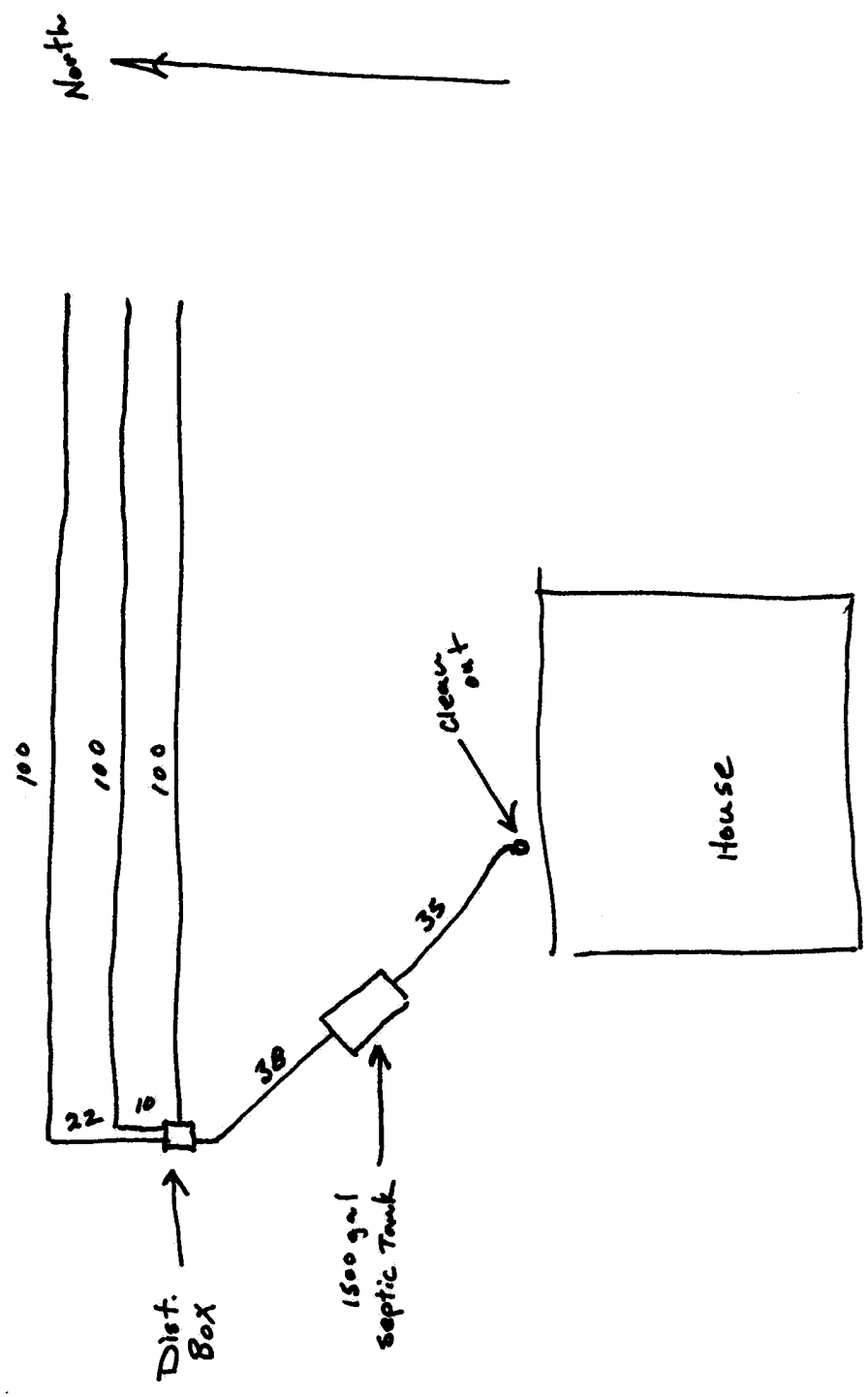


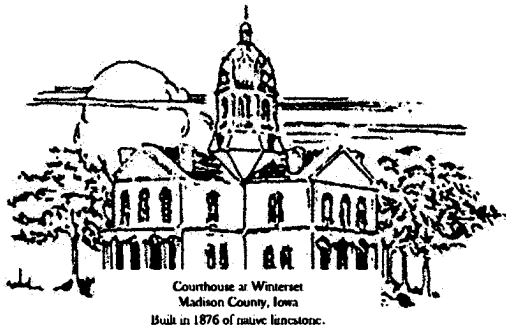
Permit # 032-14 Leeper Installation 8/3/15

1741 Pitzer Road



Permit # 032-14
Installation 8/3/15
1741 Pitzer Road





Madison County
Office of Zoning and Environmental Health

Ryan Hobart, Zoning Administrator
Andrew Hornback, Environmental Health Officer
Phone: 515-462-2636, Fax: 515-462-5002

July 17, 2025

Cheryl Flaskerud
1741 Pitzer RD
Earlham, IA 50072

Dear Ms. Flaskerud,

According to the Time of Transfer inspection report TOT# 16498 the private onsite wastewater treatment system serving 1741 Pitzer RD Earlham IA meets the requirements of Iowa Administrative Code 567 chapter 69.

If you have any questions, please contact my office.

Sincerely,

A handwritten signature in black ink, which appears to read "Andrew Hornback".

Andrew Hornback, Environmental Health Officer
Madison County Environmental Health & Zoning