



Document 2025 GW2709

Book 2025 Page 2709 Type 43 001 Pages 18
Date 10/07/2025 Time 2:47:26PM
Rec Amt \$.00

INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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 Adam Christopher Whiting & Meghan C. Whiting,

Address	9817 Brightwater Dr	Johnston	IA	50131
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name Michael J. Nichols & Desiree A. Nichols

Address	3020 133rd Ct,	Van Meter	IA	50261
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

3020 133rd Ct, Van Meter, Iowa 50261

Number and Street or RR	City, Town or PO	State	Zip
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Legal Description of Property: (Attach if necessary)

See addendum #1

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)

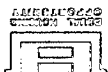
- ☒ No Condition - There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
- ☐ Condition Present - There is an underground storage tank on this property. The 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: 
(Transferor or Agent)

Telephone No.: 319-538-7104

☐ ☐

ADDENDUM #1

Legal Description

Lot Twenty-seven (27) of WOODLAND VALLEY ESTATES PLAT NO. 2 Subdivision, located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 (and any supplements and amendments thereto).



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 16313 SETH BROWN CERT # 13190

Site Information

Parcel Description: **031012140270000**

Address: **3020 133RD COURT, Van Meter, IA 50261**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **MEGHAN & CHRISTOPHER WHITING**

Email Address: **meghancwhiting@gmail.com**

Address: **3020 133RD COURT, Van Meter, IA 50261**

Phone No: **319-558-6431**

Site related information

No Of Bedrooms: **6**

Inspection Date: **07/07/2025**

Facility Type: **Residential**

Currently Occupied: **Yes**

Last Occupied:

System Installation Date:

Permit issued by County: **N/A**

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): **2000**

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: **7/7/2025**

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 System : **No**

General Distribution System Comments :

Secondary Treatment

Pkg Treatment Media Filter1

Media Type: Coco	Manufacturer: Premier Tech	Model Number: EC7-750-USA
Serial Number: AAO 096	Maintenance Contract: Yes	
Maintenance Provider: Rogers Septic		
System Hydraulic Loaded: Yes	Gallons Loaded: 150	Discharge At Time of Inspection: Yes
CBOD5 Results (mg/L): 8	TSS Results (mg/L): 1	Disinfection Present: No
Disinfection Type:	Tertiary Treatment Present: No	Tertiary Treatment Type:
Meets Setback to Well: N/A	Well Type:	Distance To Well (Ft.):
GP4 Permitted:	GP4 Required:	Vent(s) Present: Yes
Media Present: Yes	Outlet Found: Yes	Sample Taken: Yes
System Located on Owner Property: Yes	Easement Present: N/A	Functioning as Designed: No
Comments:		

General Secondary Treatment Comments: **Premiere tech EC7-750-USA watertight but not functioning properly. Tipping tray is broken and not allowing to tip back and forth utilizing entire peat pod. The inlet line as well is resting on the tipping tray. Would recommend new tipping tray and tying up inlet pipe so that the tipping tray has proper clearance.**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **All wastewater goes to septic. 2000 gallon watertight concrete septic tank in working condition with none to very little deterioration. Accessible by inlet and outlet risers and lids to ground surface. Inlet and outlet baffles present, outlet effluent filter present. 2 compartment tank. Premiere tech EC7-750-USA watertight but not functioning properly. Accessible by lid to ground surface. Foam board present. Tipping tray is broken and not allowing to tip back and forth utilizing entire peat pod. The inlet line as well is resting on the tipping tray. Would recommend new tipping tray and tying up inlet pipe so that the tipping tray has proper clearance. Dispersing trays present and in working condition. Coco in good condition. No ponding present. Red in color. 5" coco deterioration height. Hydraulic load tested(via house) 150 gallons. Water just dumping to one side. Discharge pipe located, WATER SAMPLE COLLECTED. Water sample was collected prior to inspection, when first onsite.**

TIME OF TRANSFER INSPECTION TOT# 16313 SETH BROWN CERT # 13190

Owner Name: **MEGHAN & CHRISTOPHER WHITING**

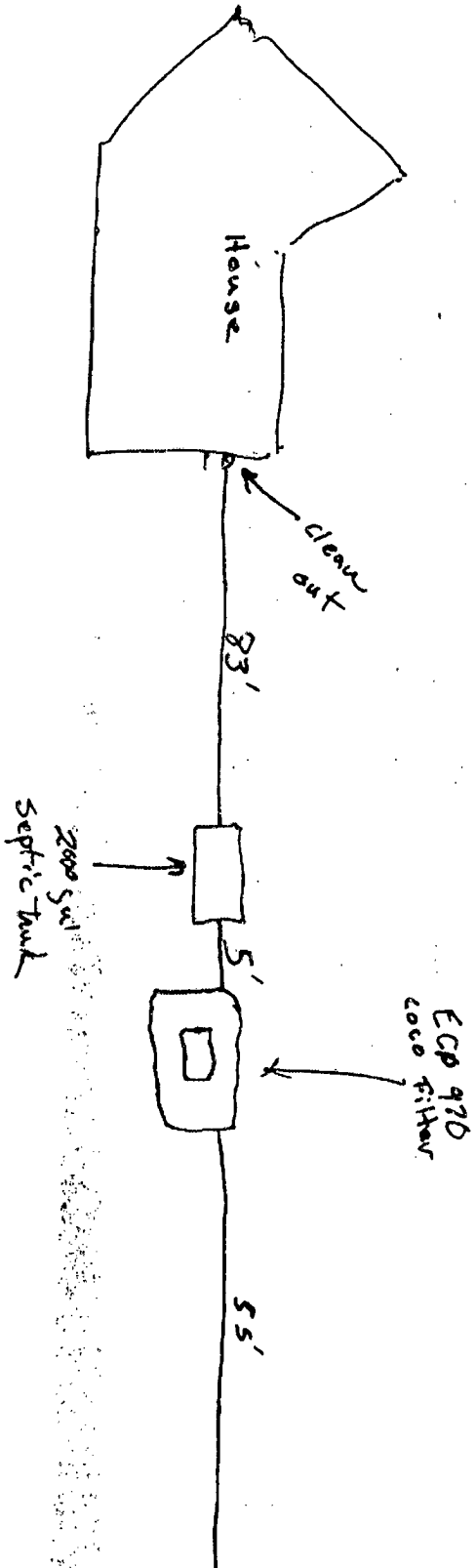
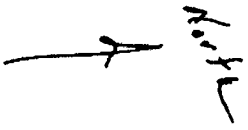
Address: **3020 133RD COURT , Van Meter , IA 50261**

County: **Madison**

Inspection Date: **07/07/2025**

Submitted Date: **7/25/2025**

Permit # 034-15
Inspection 10/13/15
3020 133rd Court





Microbac Laboratories, Inc., Newton

CERTIFICATE OF ANALYSIS

1IG0902

Rogers Septic Maintenance and Repair

Project Name: Septic Sampling

Amanda Kouski
6288 NE 14th St.
Des Moines, IA 50313

Project / PO Number: N/A
Received: 07/08/2025
Reported: 07/15/2025

Analytical Testing Parameters

Client Sample ID: Sharon Whiley 5811 Hwy 65166
Sample Matrix: Aqueous
Lab Sample ID: 1IG0902-01

Collected By: SV
Collection Date: 07/07/2025 8:47

Determination of Conventional Chemistry Parameters	Result	RL	Units	Note	Prepared	Analyzed	Analyst
SM 5210 B-2016							
CBOD (5 day)	<8	8	mg/L		07/08/25 1600	07/08/25 1727	MND
USGS I-3765-85							
Total Suspended Solids (TSS)	7	1	mg/L		07/08/25 1437	07/09/25 0951	LAW



Microbac Laboratories, Inc., Newton

CERTIFICATE OF ANALYSIS

1IG0902

Client Sample ID: Grey Johansen 34984 Maffitt Lake Rd
Sample Matrix: Aqueous
Lab Sample ID: 1IG0902-02

Collected By: SV
Collection Date: 07/08/2025 7:00

Determination of Microbiological Parameters	Result	RL	Units	Note	Prepared	Analyzed	Analyst
SM 9223 B (Colilert Quanti-Tray)-2004							
E. Coli	74	10	MPN/100ml		07/08/25 1430	07/08/25 1452	MND



Microbac Laboratories, Inc., Newton

CERTIFICATE OF ANALYSIS

1IG0902

Client Sample ID: Grey Johansen 34984 Maffitt Lake Rd
Sample Matrix: Aqueous
Lab Sample ID: 1IG0902-03

Collected By: SV
Collection Date: 07/07/2025 9:57

Determination of Conventional Chemistry Parameters	Result	RL	Units	Note	Prepared	Analyzed	Analyst
SM 5210 B-2016							
CBOD (5 day)	<8	8	mg/L		07/08/25 1600	07/08/25 1730	MND
USGS I-3765-85							
Total Suspended Solids (TSS)	<1	1	mg/L		07/08/25 1437	07/09/25 0951	LAW



Microbac Laboratories, Inc., Newton

CERTIFICATE OF ANALYSIS

1IG0902

Client Sample ID: Megan Whiting 3020 133rd CT

Sample Matrix: Aqueous

Lab Sample ID: 1IG0902-04

Collection Date: 07/07/2025 10:44

Determination of Conventional Chemistry Parameters	Result	RL	Units	Note	Prepared	Analyzed	Analyst
SM 5210 B-2016							
CBOD (5 day)	<8	8	mg/L		07/08/25 1600	07/08/25 1733	MND
USGS I-3765-85							
Total Suspended Solids (TSS)	1	1	mg/L		07/08/25 1437	07/09/25 0951	LAW

Microbac Laboratories, Inc., Newton

600 East 17th Street South | Newton, IA 50208 | 641-792-8451 p | www.microbac.com

Page 4 of 8



Microbac Laboratories, Inc., Newton

CERTIFICATE OF ANALYSIS

1IG0902

Client Sample ID: Tasha Booth 2598 Settlers TRL
Sample Matrix: Aqueous
Lab Sample ID: 1IG0902-05

Collected By: SV
Collection Date: 07/07/2025 10:44

Determination of Conventional Chemistry Parameters	Result	RL	Units	Note	Prepared	Analyzed	Analyst
SM 5210 B-2016							
CBOD (5 day)	<8	8	mg/L		07/08/25 1600	07/08/25 1733	MND
USGS I-3765-85							
Total Suspended Solids (TSS)	<1	1	mg/L		07/08/25 1437	07/09/25 0951	LAW



Microbac Laboratories, Inc., Newton

CERTIFICATE OF ANALYSIS

1IG0902

Client Sample ID: Ryan Burlingame 21361 Prairie Street
Sample Matrix: Aqueous
Lab Sample ID: 1IG0902-06

Collected By: SV
Collection Date: 07/07/2025 12:20

**Determination of Conventional Chemistry
Parameters**

	Result	RL	Units	Note	Prepared	Analyzed	Analyst
SM 5210 B-2016							
CBOD (5 day)	<8	8	mg/L		07/08/25 1600	07/08/25 1735	MND
USGS I-3765-85							
Total Suspended Solids (TSS)	28	1	mg/L		07/08/25 1437	07/09/25 0951	LAW



Microbac Laboratories, Inc., Newton

CERTIFICATE OF ANALYSIS

11G0902

Client Sample ID: Joe PaWlosky 16428 320th Way
Sample Matrix: Aqueous
Lab Sample ID: 11G0902-07

Collected By: SV
Collection Date: 07/07/2025 15:00

Determination of Conventional Chemistry
Parameters

	Result	RL	Units	Note	Prepared	Analyzed	Analyst
SM 5210 B-2016							
CBOD (5 day)	<8	8	mg/L		07/08/25 1600	07/08/25 1738	MND
USGS I-3765-85							
Total Suspended Solids (TSS)	4	1	mg/L		07/08/25 1437	07/09/25 0951	LAW

Definitions

RL: Reporting Limit

Report Comments

The data and information on this, and other accompanying documents, represents only the sample(s) analyzed. This report is incomplete unless all pages indicated in the footnote are present and an authorized signature is included. The services were provided under and subject to Microbac's standard terms and conditions which can be located and reviewed at <https://www.microbac.com/standard-terms-conditions>.

Reviewed and Approved By:

Sue Thompson
Client Services Manager
07/15/25 18:03

SITE INFORMATION

Sampler: SV
Project: **Septic Sampling**
Septic Sampling

REPORT TO

Amanda Kouski
Rogers Septic Maintenance and Repair
6288 NE 14th St.
Des Moines, IA 50313

INVOICE TO

Billie Rogers
Rogers Septic Maintenance and Repair
6288 NE 14th St.
Des Moines, IA 50313

SPECIAL INSTRUCTIONS

None

Turn Around Time

☐ Standard ☐ RUSH, need by ___/___/___

LAB USE ONLY

Work Order 1IG0902

Temperature 1.4

Turn-Cooler: **No**

☐ Custody Seal
☒ Containers Intact
☒ COC/Labels Agree
☒ Preservation Confirmed
☒ Received on Ice

Number	Sample Identification / Client ID	Matrix	Sample Type	Date	Time	Number of Containers	Analyses	Lab Sample Number
-001	Sharon Wile 5811 Hwy 65/66	Aqueous	GRAB	7/7/25	8:47	1	cbod-5210 lws-i-3765-85	ecoli-9223 <u>01</u>
-002	Johanna 34964 Mackitt Lake Rd	Aqueous	GRAB	7/7/25	9:57	2	cbod-5210 lws-i-3765-85	ecoli-9223 <u>02, 03</u>
-003	Whiting 3020 133rd Ct	Aqueous	GRAB	7/7/25	10:44	1	cbod-5210 lws-i-3765-85	ecoli-9223 <u>04</u>
-004	Booth 2598 Settlers Trl	Aqueous	GRAB	7/7/25	12:20	1	cbod-5210 lws-i-3765-85	ecoli-9223 <u>05</u>
-005	Burlingame 21341 Prairie St	Aqueous	GRAB	7/7/25	1:56	1	cbod-5210 lws-i-3765-85	ecoli-9223 <u>06</u>
-006	Palwasky 16428 320th	Aqueous	GRAB	7/7/25	3:00	1	cbod-5210 lws-i-3765-85	ecoli-9223 <u>07</u>
-007		Aqueous	GRAB	1/1			cbod-5210 lws-i-3765-85	ecoli-9223 ---

Relinquished By 7-80000 Date/Time

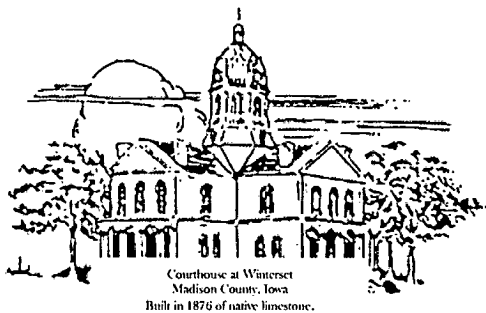
Received By Date/Time

Relinquished By Date/Time

Received for Lab By 7-8-25 10:47 Date/Time

Original - Lab Copy Yellow - Sampler Copy

Remarks:



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 28, 2025

Meghan & Michael Whiting
3020 133rd Court
Van Meter, IA 50261

Dear Mr. & Mrs. Whiting,

The private wastewater treatment system serving 3020 133rd Court Van Meter 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



Rogers Septic Maintenance & Repair Inc.
6288 NE 14th St
Des Moines, IA 50313

Office 515-282-0777

www.RogersSeptic.com

Invoice

Date	Invoice #
7/21/2025	51825

Pay your bill at
RogersSeptic.com

PAID
07/23/2025

Bill To	Ship To
---------	---------

Meghan Whiting
3020 133rd Ct.
Van Meter, IA 50261

Meghan Whiting
3020 133rd Ct.
Van Meter, IA 50261

(319) 558-6431

meghancwhiting@gmail.com

P.O. No.	Terms	Project
	Net 10	Whiting, Meghan - 06/...

Quantity	Description	Amount
1	SERVICE CALL : install new style 3 foot tipping tray, will also add all-strap to the inlet pipe to keep it from resting on the new tipping tray.	95.00T
1	New: New style Eco-Flo tipping tray installed with a 2 year warranty.	436.00T

Sales Tax (7.0%)	\$37.17
Total	\$568.17
Balance Due	\$0.00