

BK: 2025 PG: 2919
Recorded: 10/30/2025 at 11:21:44.0 AM
Pages 9
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 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/media/5465>.

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/media/5466>.

TRANSFEROR:

Name	Dawn M. Schacht Living Trust			
Address	404 S Ridgfield Way	West Des Moines	IA	50266
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name	HD3, LLC			
Address	421 Grand Ave	Des Moines	IA	50309
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

Madison Cty Parcel No. 400070840010000	Winterset	Iowa	
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Parcel "D" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7) and in the West Half (½) of the Northwest Quarter (¼) of Section Eight (8) all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 84.377 acres, as shown in Plat of Survey filed in Book 2004, Page 5851 on December 13, 2004, in the Office of the Recorder of Madison County, Iowa; AND Parcel "F" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Seven (7) and in the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Eight (8), containing 57.408 acres, as shown in Plat of Survey filed in Book 2004, Page 5852 on December 13, 2004, 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:

See attached map of well locations with the two stars marking the well locations.

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)

[Signature] 10/28/25 Telephone No.: 515-208-5797
John M. Schuco 10/28/25 515-988-4452



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 18142 MIKE HARKIN CERT # 9450

Site Information

Parcel Description: **400070840010000**

Address: **North River trail, Winterset, IA 50273**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Mark & dawn Schacht**

Email Address: **mshot65@gmail.com**

Address: **North River trail, Winterset, IA 50273**

Phone No: **515-208-5797**

Additional Contact Information

Name	Email Address	Affiliate Type
Eric Lonnevik	eric@peoplescompany.com	Realtor
Kolt Kiburz	kolt@peoplescompany.com	Realtor

Site related information

No Of Bedrooms: **1**

Facility Type: **Residential**

Last Occupied:

Permit issued by County: **Yes**

All plumbing fixtures enter septic system: **Yes**

Property Information Comments:

All waste water appears to go into the septic system

Inspection Date: **10/14/2025**

Currently Occupied: **Yes**

System Installation Date:

Permit Number:

County contacted for records: **Yes**

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: 10/14/2025	Meets Setback to Well: Yes	Well Type: Private	
Distance To Well (Ft): Over 50 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: Septic tank was functioning as designed			

General Primary Treatment Comments:

1250 gallon cement septic tank was in good working condition

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 distribution box with baffles and speed levelers all took water at time of inspection**

Secondary Treatment

Lateral Field1

Distribution Type: Distribution Box	Material Type: Leaching Chamber	Trench Width: 36
Lines: 2	Total Length of Absorption Line: 200	System Hydraulic Loaded: Yes
Gallons Loaded: 250	Meets Setback to Well: Yes	Well Type: Private
Distance To Well (Ft): Over 100ft	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: Laterals took water at time of inspection		

General Secondary Treatment Comments: **No ponding on top of the laterals**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **Septic system was in good working condition at time of inspection, this is not a guarantee for future operations**



GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 18142 MIKE HARKIN CERT # 9450

Owner Name: **Mark & dawn Schacht**

Address: **North River trail , Winterset , IA 50273**

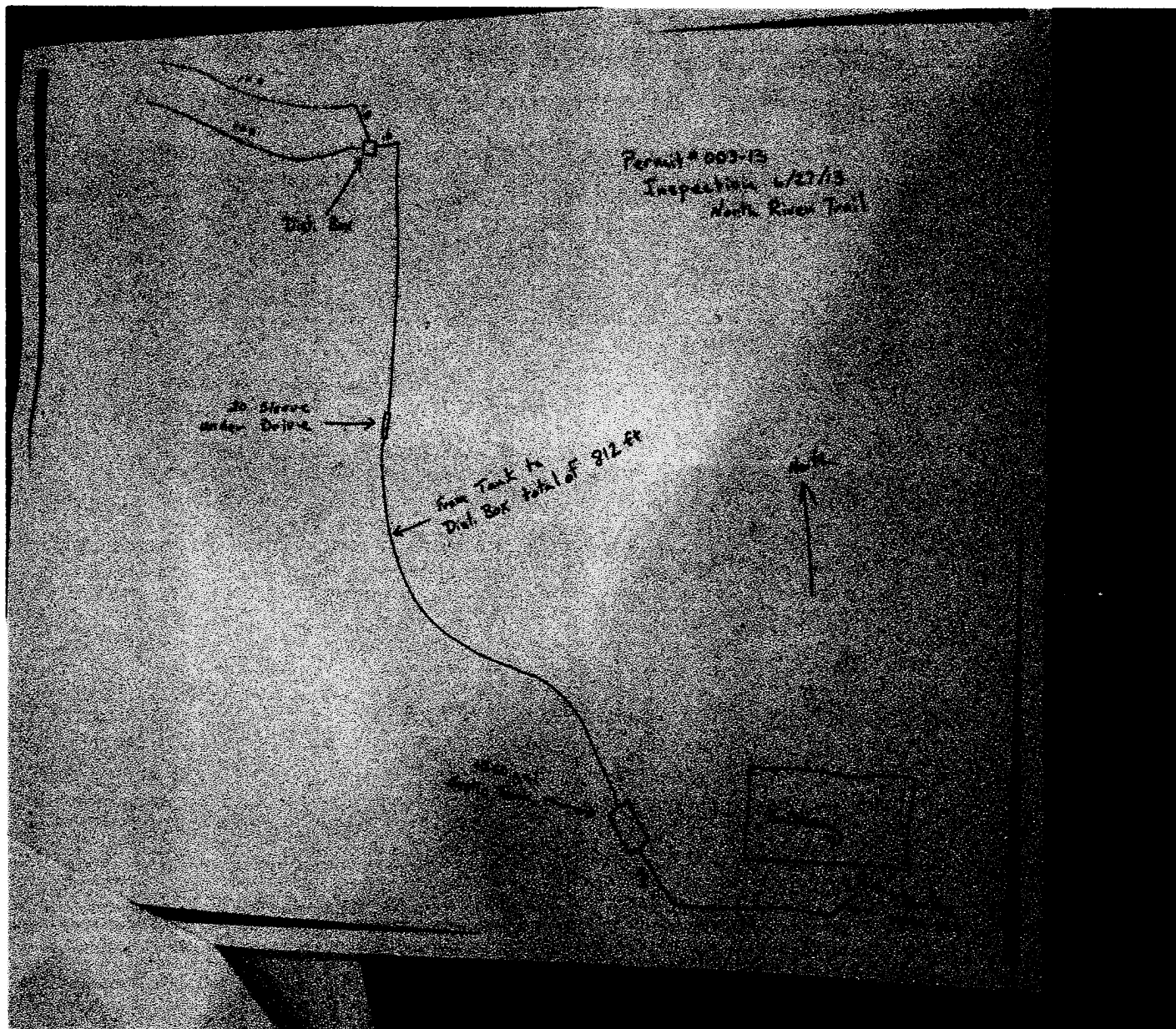
County: **Madison**

Inspection Date: **10/14/2025**

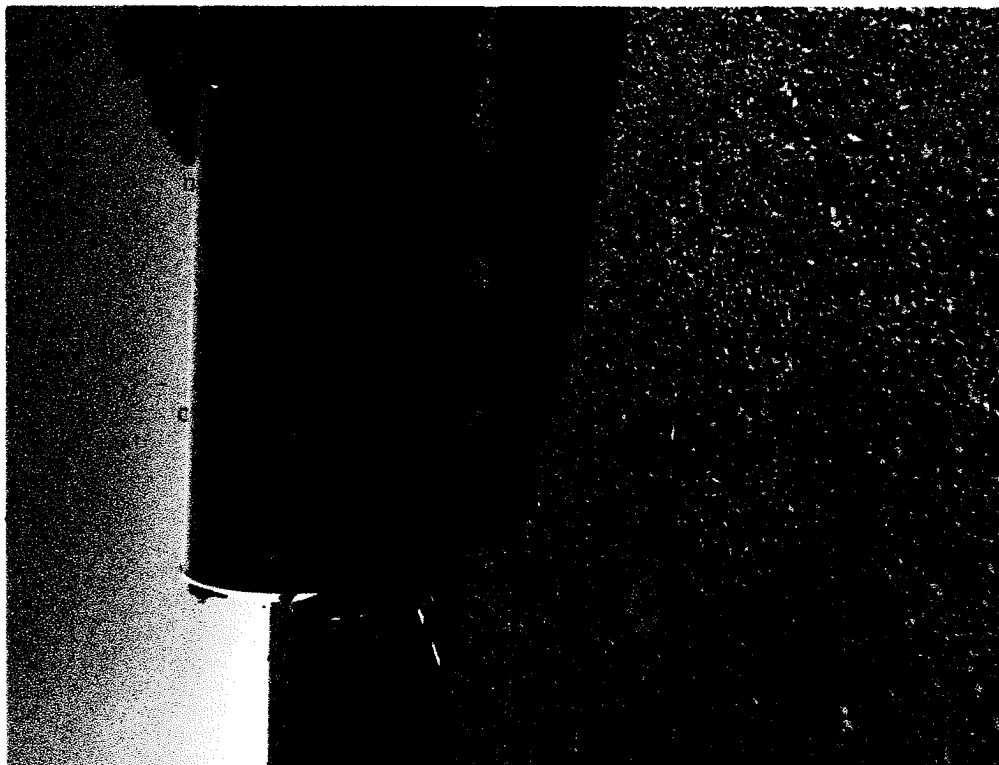
Submitted Date: **10/16/2025**

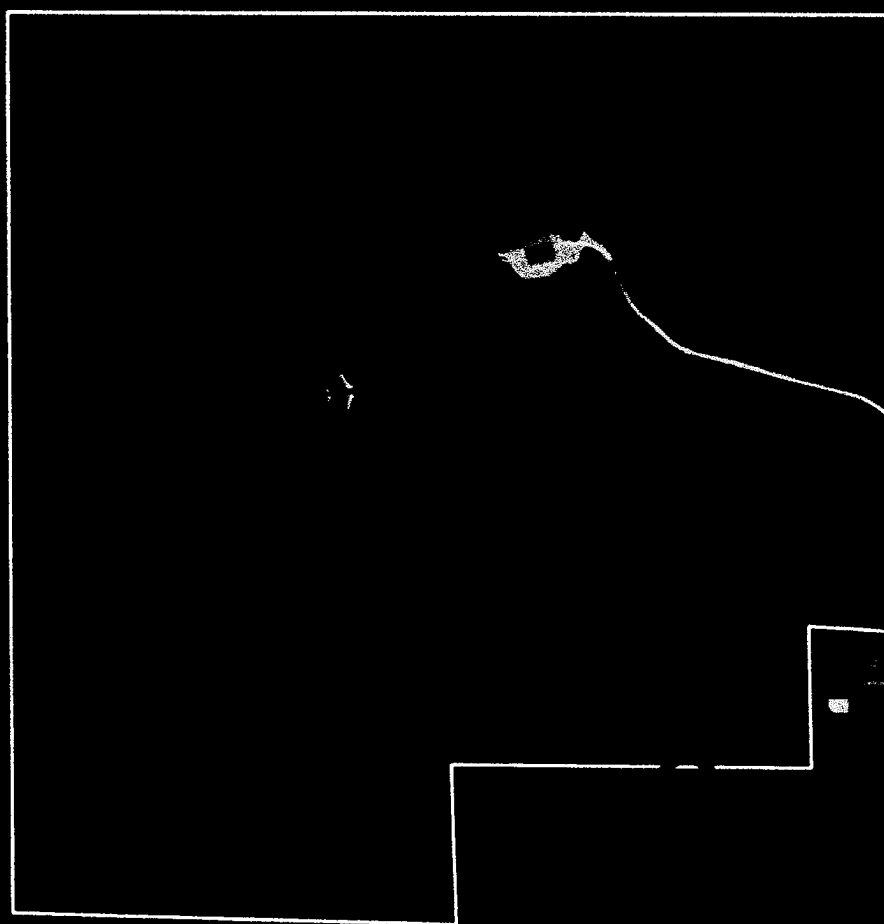
This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).

As-built Diagrams



Documents





N RIVER TRAIL