

BK: 2025 PG: 3279
Recorded: 12/3/2025 at 9:14:14.0 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	Bill J. Venhaus a/k/a William J. Venhaus			
Address	2626 160th Street	Van Meter	IA	50261
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name	Christina Rodriguez			
Address	2626 160th Street	Van Meter	IA	50261
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

2626 160th Street	Van Meter	Iowa	50261
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Lot One (1) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

Parcel "I" located in Lot Two (2) of Shamrock Hills Subdivision, a Subdivision located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 2.000 acres, as shown in Amended Plat of Survey filed in Book 2012, Page 2185, on July 26, 2012 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:

Crystal Venhaus
(Transferor or Agent)

Telephone No.:

GROUNDWATER HAZARD STATEMENT

ATTACHMENT #1

NOTICE OF WASTE DISPOSAL SITE

a. Solid Waste Disposal (check one)

- ☐ There is a solid waste disposal site on this property, but no notice has been received from the Department of Natural Resources that the site is deemed to be potentially hazardous.
- ☐ There is a solid waste disposal site on this property which has been deemed to be potentially hazardous by the Department of Natural Resources. The location(s) of the site(s) is stated below or on an attached separate sheet, as necessary.

b. Hazardous Wastes (check one)

- ☐ There is hazardous waste on this property and it is being managed in accordance with Department of Natural Resources rules.
- ☐ There is hazardous waste on this property and the appropriate response or remediation actions, or the need therefore, have not yet been determined.

Further descriptive information:

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 or Agent)



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 18499 SETH BROWN CERT # 13190

Site Information

Parcel Description: **400070244014500**

Address: **2626 160th St, Van Meter, IA 50261**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Crystal Venhaus**

Email Address: **getcarered@yahoo.com**

Address: **2626 160th St, Van Meter, IA 50261**

Phone No: **515-689-0041**

Additional Contact Information

Name

Sarah Cowman

Email Address

cowman.sm@gmail.com

Affiliate Type

Realtor

Site related information

No Of Bedrooms: **4**

Facility Type: **Residential**

Last Occupied:

Permit issued by County: **Yes**

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

Property Information Comments:

Inspection Date: **11/05/2025**

Currently Occupied: **Yes**

System Installation Date: **05/02/2002**

Permit Number: **012-02**

County contacted for records: **Yes**

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Tank Material: **Concrete**

No. of Compartments: **2**

Type: **Septic Tank**

Tank Corrosion Type: **Slight**

Pump Tank Chamber: **No**

Tank Size (Gal): **2000**

Liquid Level Type: **Normal**

Licensed Pumper Name: **Rogers Septic**

Date Pumped: **11/5/2025** Meets Setback to Well: **N/A** Well Type:
 Distance To Well (Ft.): Is Accessible: **Yes** Lid Intact: **Yes**
 Risers Intact: **No** 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:

Water was slightly above flow line due to plugged filter. Pulled filter, cleaned, and put back in and water returned to flow line. THIS SYSTEM HAS AN EFFLUENT FILTER THAT NEEDS CLEANED ON REGULAR BASIS. Due to concrete lid being just beneath surface, cannot attach riser to this. Left the outlet pancake lid exposed.

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: **No** Functioning As Designed: **No**

General Distribution System Comments : **Plastic distribution box is cracked/broken indicating the dbox is not watertight. Would recommend replacing box.**

Secondary Treatment

Lateral Field1

Distribution Type: **Distribution Box** Material Type: **Leaching Chamber** Trench Width: **24**
 Lines: **6** Total Length of Absorption Line: **600** 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. 2000 gallon watertight concrete septic tank in working condition with slight deterioration. Accessible by center concrete lid to ground surface. Exposed inlet and outlet pancake lids, buried just beneath surface. Water was slightly above flow line due to plugged filter. Pulled filter, cleaned, and put back in and water returned to flow line. Inlet and outlet baffles present, outlet effluent filter present. 2 compartment tank. Ran camera out to find distribution box. Plastic distribution box is cracked/broken indicating the dbox is not watertight. Would recommend replacing box. Baffle and speed levelers present. Hydraulic load tested (via high water and house) 6x 100 equaling 600ft of 24" chambered laterals with 200 gallons. Each lateral took water and probed dry and clean. THIS SYSTEM HAS AN EFFLUENT FILTER THAT NEEDS CLEANED ON REGULAR BASIS. Due to concrete lid being**

just beneath surface, cannot attach riser to this. Left the outlet pancake lid exposed. All recommendations are subject to county's approval.



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 18499 SETH BROWN CERT # 13190

Owner Name: Crystal Venhaus

Address: 2626 160th St , Van Meter , IA 50261

County: Madison

Inspection Date: 11/05/2025

Submitted Date: 11/5/2025

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).

Permit # 012-02 Bill Venhaus 5/2/02 Inspection

