

BK: 2025 PG: 3354  
Recorded: 12/10/2025 at 8:34:40.0 AM  
Pages 10  
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/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 Bret A. Cox and Kyla S. Cox

Address	6501 Northwest Drive	Windsor Heights	Iowa	50324
	Number and Street or RR	City, Town or PO	State	Zip

**TRANSFeree:**

Name Taylor R. Holtry and Cody L. Holtry

Address	2430 Walnut Trail	St. Charles	Iowa	50240
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

2430 Walnut Trail	St. Charles	Iowa	50240
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

see attached addendum

**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:

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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: \_\_\_\_\_

(Transferor or Agent)

Telephone No.: \_\_\_\_\_

515-689-7254

## **Addendum 1**

### **Legal Description of Property Conveyed:**

Lot One (1) of Cox's Prairie Oaks subdivision located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND Parcel "I" located in Lot Two (2) of said Cox's Prairie Oaks subdivision, containing 166,879 square feet (3.83 acres) more or less, as shown in Plat of Survey filed in Book 2025, Page 1514, on June 16, 2025 in the Office of the Recorder of Madison County, Iowa.



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS  
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

## TIME OF TRANSFER INSPECTION TOT# 16440 AJ KILLEN CERT # 12978

### Site Information

Parcel Description: **4 bed home**

Address: **2430 Walnut Trail Saint Charles, IA 50240 Unit, St. Charles, IA 50214** County: **Madison**

### Owner Information

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

Business Name:

Owner Name: **Bret & Kyla Cox**

Email Address: **Bretcox@att.net**

Address: **2430 Walnut Trail Saint Charles, IA 50240 Unit, St. Charles, IA 50214**

Phone No: **515-689-7255**

### 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: **07/14/2025**

Currently Occupied: **Yes**

System Installation Date:

Permit Number:

County contacted for records: **Yes**

### Primary Treatment

#### Tank 1

Tank Name: **Tank 1**

Tank Material: **Concrete**

No. of Compartments: **2**

Date Pumped: **7/14/2025**

Distance To Well (Ft.):

Type: **Septic Tank**

Tank Corrosion Type: **None**

Pump Tank Chamber: **No**

Meets Setback to Well: **N/A**

Is Accessible: **Yes**

Tank Size (Gal): **1500**

Liquid Level Type: **Normal**

Licensed Pumper Name: **Mike killen**

Well Type:

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: **Eco flo**

Model Number: **Ec7**

Serial Number: **—**

Maintenance Contract: **Yes**

Maintenance Provider: **Ghram**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **350**

Discharge At Time of Inspection: **No**

CBOD5 Results (mg/L):

TSS Results (mg/L):

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: **No**

Sample Taken: **No**

System Located on Owner Property: **Yes**

Easement Present: **N/A**

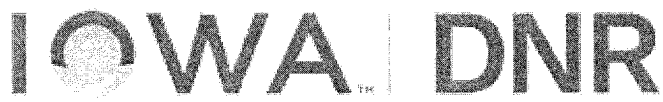
Functioning as Designed: **Yes**

Comments:

General Secondary Treatment Comments:

#### Narrative Report

TOT Inspection Report Overall Narrative Comments: **Tank was a 1500 gallon tank in good shape watertight went into a eco flo coco in good shape clean hydro loaded and took even and good with no ponding system appeared to be in normal working order at time of inspection**



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GOVERNOR KIM REYNOLDS  
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

## TIME OF TRANSFER INSPECTION TOT# 16440 AJ KILLEN CERT # 12978

Owner Name: **Bret & Kyla Cox**

Address: **2430 Walnut Trail Saint Charles, IA 50240 Unit , St. Charles , IA 50214**

County: **Madison**

Inspection Date: **07/14/2025**

Submitted Date: **7/14/2025**

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).

2430 Walnut Trl.  
 Permit #033-17  
 septic install  
 Permit #008-19  
 hook-up to house  
 Inspection  
 4/3/19

