



Document 2025 GW3438

Book 2025 Page 3438 Type 43 001 Pages 15
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BRANDY MACUMBER, COUNTY 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	Michael Tish and Michelle Tish		
Address	7827 Glenister Drive	West Springfield	VA 22152
	Number and Street or RR	City, Town or PO	State Zip

TRANSFeree:

Name	Garrett M. Thompson and Katelyn N. Thompson		
Address	2456 Hiatt Apple Trail	Winterset	IA 50273
	Number and Street or RR	City, Town or PO	State Zip

Address of Property Transferred:

2456 HIATT APPLE TRAIL	WINTERSET	IA	50273
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Parcel "F" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 13.05 acres, as shown in Plat of Survey filed in Book 2022, Page 2085 on July 14, 2022, 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:

2025-103

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:

WELL FILLED IN AT TIME OF NEW SEPTIC INSTALL. SEPTIC INVOICE, AND
COUNTY INSPECTION ATTACHED. STATEMENTS ATTACHED.

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)

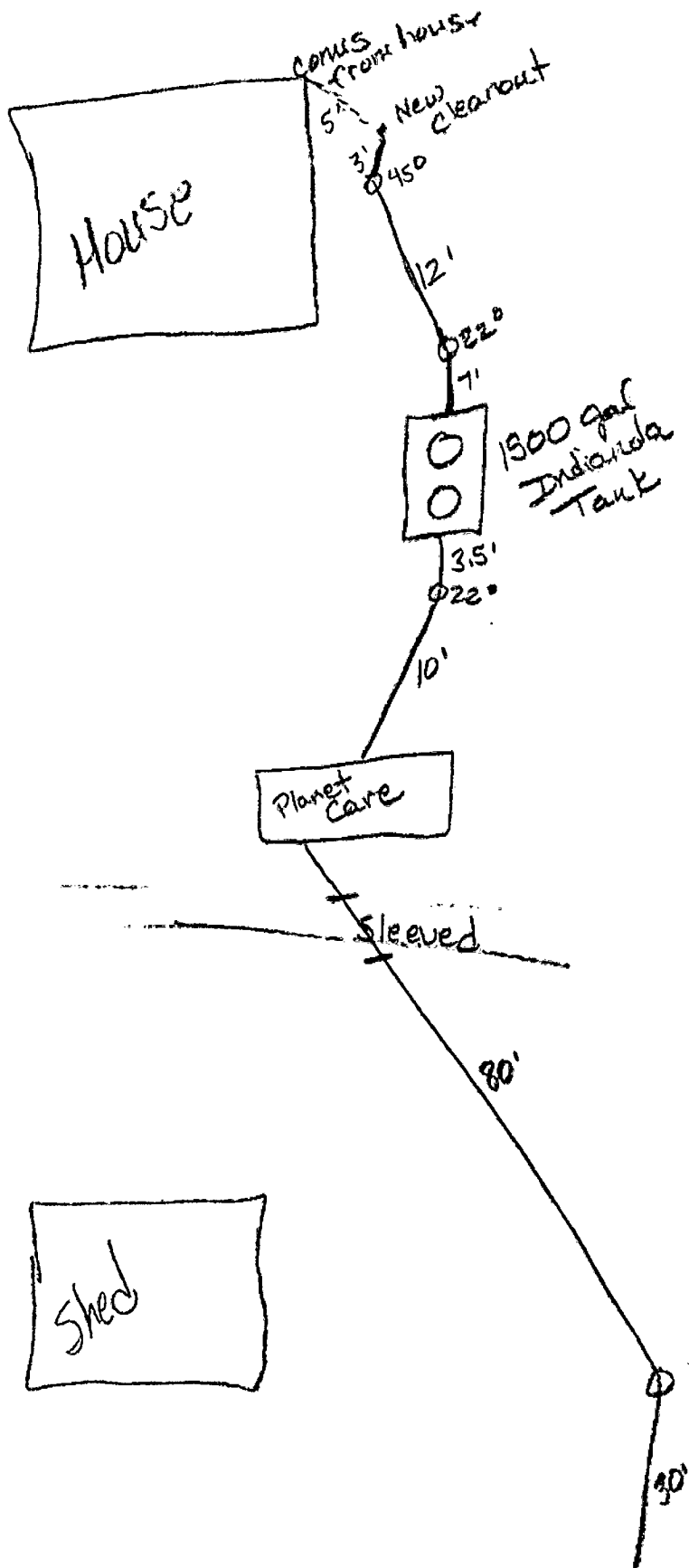
Telephone No.: (703) 975-2397

↑
North

2456 Hiatt Apple Trail
Permit # 2025-103
12-11-25

Hiatt Apple Trail

Driveway



**MADISON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
PRIVATE SEWAGE SYSTEM INSPECTION REPORT
SUBSURFACE PEAT/COCO FILTER SYSTEM**

GENERAL INFORMATION		
Owner: <u>Michael Tish</u>	Contractor: <u>Bedwell Builders</u>	
Address: <u>3456 Hiatt Apple Trail</u>	Inspector: <u>Tina</u>	
Inspection Date: <u>12-11-2025</u>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
S = Satisfactory U = Unsatisfactory NA = Not Applicable		

S	U	NA	SITE PREPARATION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic Permit Issued # <u>2025-103</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils Analyst ID <u>Sam Bedwell</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	System Exposed for Inspection

S	U	NA	SETBACKS
			Minimum Setbacks to Closed/Open Portions of Septic System
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Private Water Well 50'/100'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shallow Public Water Well 200'/400'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deep Public Water Well 100'/200'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat Pump Borehole 50'/100'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lake or Reservoir 50'/100'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stream or Pond 25'/25'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Edge of Drainage Ditch 10'/10'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dwelling or Other Structure 10'/10'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Lines 10'/10' (unless an easement signed & recorded)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Subsurface Treatment Systems 5'/10'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Line Under Pressure 10'/10'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Suction Water Line 50'/100'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation Drain or Subsurface Tiles 10'/10'

S	U	NA	SEWER PIPE FROM BUILDING TO PRIMARY TREATMENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum Setbacks to Wells Private Wells 10' / Public Wells 25'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material Sch.40 Plastic Pipe (or SDR 26 or Stronger) or Cast Iron
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cleanouts At Building & every 100' & each >45° Direction Change

S	U	NA	PRIMARY TREATMENT - SEPTIC TANK
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gallon Capacity <input type="checkbox"/> 1250 <input checked="" type="checkbox"/> 1500 <input type="checkbox"/> 1750 <input type="checkbox"/> 2000 <input type="checkbox"/> Other
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Watertight Material <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Fiberglass <input type="checkbox"/> Plastic (ribbed const.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Manufacturer <u>Indianola Precast</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compartments At least 2 Compartments or 2 tanks in series
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Influent Compartment 1/2 to 2/3 of total tank capacity
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Effluent Compartment 1/3 to 1/2 of total tank capacity
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inlet 2" to 4" higher than outlet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Baffles 4" Diameter Schedule 40 plastic tees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Effluent Screen Meets NSF Standard 46 or equivalent

S U N A	SUBSURFACE PEAT/COCO FILTER		
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Filter Beds	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Double	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Type	<input checked="" type="checkbox"/> Gravity	<input type="checkbox"/> Siphon-Dosed	<input type="checkbox"/> Pressure-Dosed
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Size	Minimum Required:	gpd	Installed: gpd
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Brand Name/Manufacturer	Brand Name:	Panet Care	Manufacturer: Indianulas
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Model & Serial Numbers	Model #:	CPBFC 600	Serial #: 25120
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Signed Maintenance Contract	Maintenance Provider:	Bedwell Bldrs	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Installed per Manufacturer Specifications			

Old well (in pictures) to be plugged today.

Old Septic Tank will be demo'd - pictures to be sent when completed.

Inspector Lisa Burk Date 12-11-2025

MADISON COUNTY ENVIRONMENTAL HEALTH SEPTIC INSPECTION REPORT – ENCLOSED SYSTEM

(With IAC Ch. 69 Section 567)

General Information

Owner: TISH, MICHAEL (DED) Installer: Bedwell Builders
Address: 2456 HIATT APPLE
Inspection Date/s: 12/11/2025 Inspected by: Tinajb (Tina Burk)

System Type: Ecoflo Coco ☐ Eco Pure Peat ☐ Eco Pure Coir ☒ Advantex ☐ Waterloo Biofilter Basket ☐

Sewer Pipe from Building to Primary Treatment

Sewer Pipe was installed in accordance with Chapter 69.7(1)-(3) & 69.9(1)g: Yes ☒ or No ☐
If no, explain Yes

Septic Tank

Septic Tank Size 1250 ☒ 1500 ☐ 1750 ☐ 2000 ☐ Other ☐ Material: ☒ Concrete
☒ septic tank only ☐ Plastic
☐ +500 gallon pump /siphon combination tank
☐ + Separate 0 gallon pump/siphon tank Source: Indianola Precast
Septic tank was installed in accordance with Chapter 69.8(2)- 69.8(3): Yes ☒ or No ☐
If no, explain Yes

Connection (Tank-to-Tank)

Piping between tanks/after tank was installed according to Chapter 69.8(11) Yes ☒ or No ☐
If no, explain Yes

Pump Systems

High water alarm ☒ at tank or ☐ inside home
Pump dosing system was installed according to Chapter 69.13(5): Yes ☐ No ☐ or N/A ☒
If no, explain NA

Construction Specifications

Media Filter Information: Manufacturer Planet Care-Indianola Model #
Serial # CPBFC600- 25120
Maintenance Agreement: Provider Bedwell Bldrs NOI Required Yes ☐ or No ☒
Discharge Type: ☒ Direct or ☐ Indirect
Effluent Disposal: ☒ Gravity ☐ Pressurized
Media filter was installed in accordance with Chapter 69.13(6-7) and Manufacturers Specs: Yes ☐ or No ☐
If no, explain

Minimum Distances for Closed and Open Portions of Treatment System

Both open and closed portion the the septic system have been installed in accordance with the minimum distances listed in Table 1 of Chapter 69.3(2): Yes ☒ No ☐
If no, explain Yes

Final Review: ☒ Approved or ☐ Disapproved

Madison County Environmental Health
201 W. Court Ave
Winterset, IA 50273
515-462-2636

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



Certificate Number: 2025-103

Date Issued: 12/03/2025

Issued to: TISH, MICHAEL (DED)
7827 GLENISTER DR
SPRINGFIELD VA 22152

Location & Scope of Work

Address: 2456 HIATT APPLE TRL

Legal Description: PAR F 13.05A IN|SE SW

Parcel #: 520101468010000

Sec-Twp-Rng: 14-75-27

Parcel Area: 13.05

POWTS Components Specifications: Primary Treatment 1500g Indianola Precast Concrete Septic Tank,
Secondary Treatment Ecocflo Coco

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 & the Madison County Environmental Health Regulations.
3. Permit shall be null & 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 & the system must be approved before it can be put into operation. Notice for inspection must be received 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.

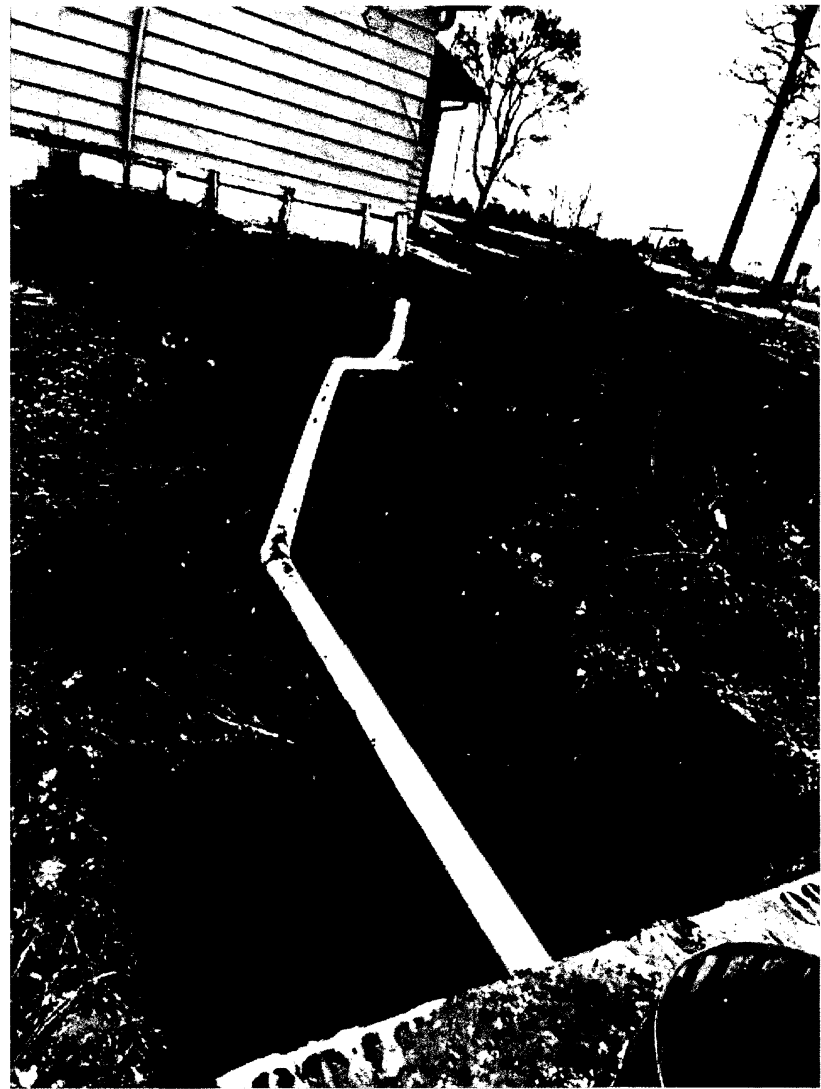
Special Conditions: All fees, maintenance, testing, & construction shall be in accordance with Engineer, Manufacturer, County and State regulations.

At Least a 24-hour notice for inspection is required.

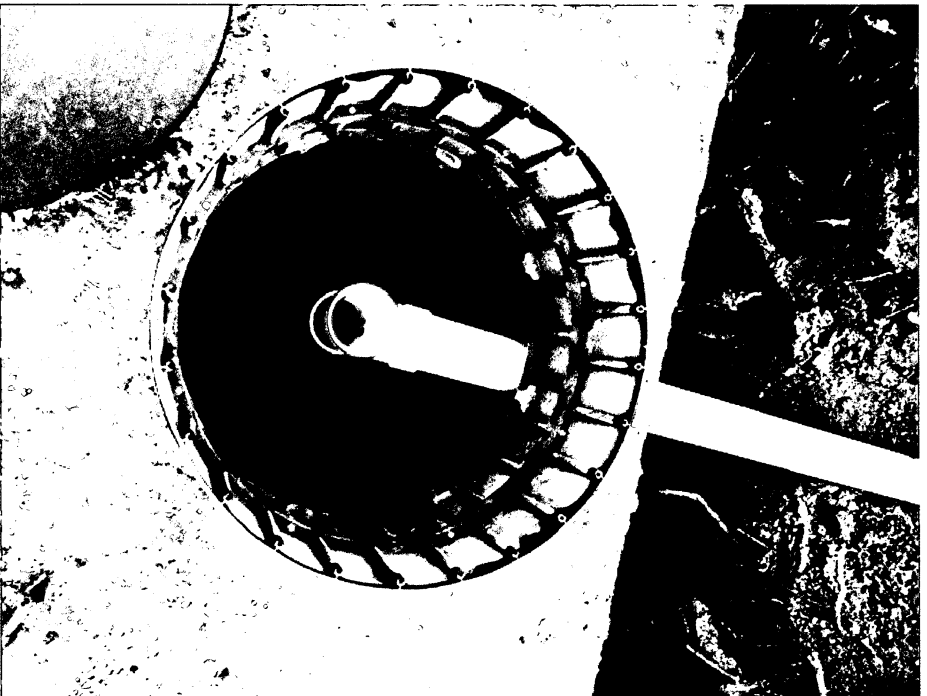
***Environmental Health Officer
Madison County Iowa***

Permit # 2025-103
12/11/2025

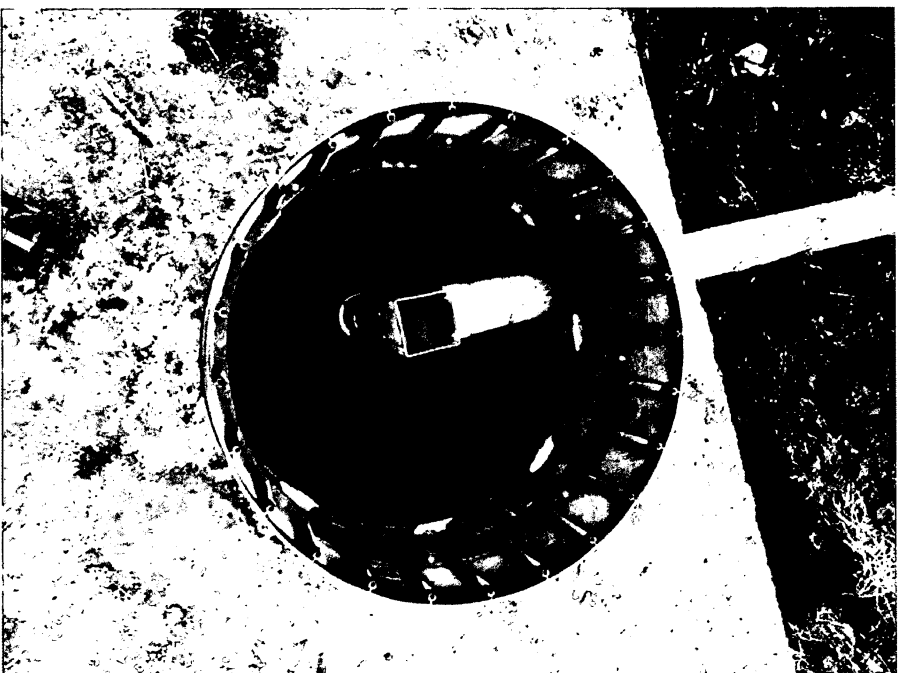
2456 Hiatt Apple Trail



Permit # 2025-103
12/11/2025

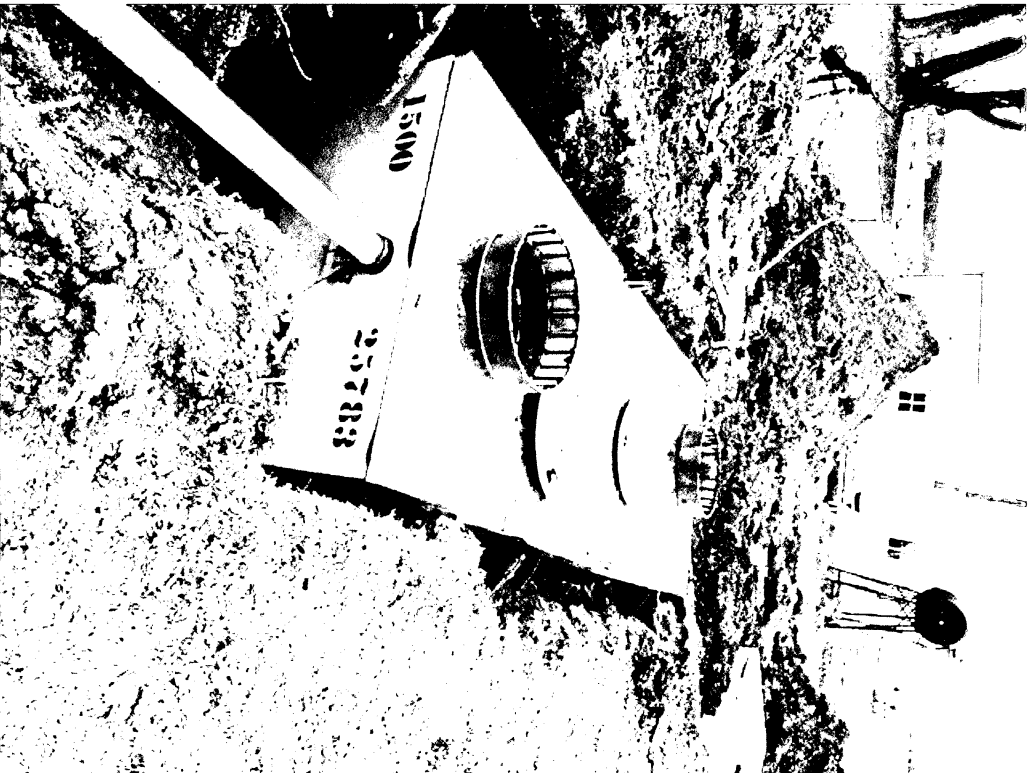


2456 Hiatt Apple Trail



Permit # 2025-103
12/11/2025

2456 Hiatt Apple Trail



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12/11/2025

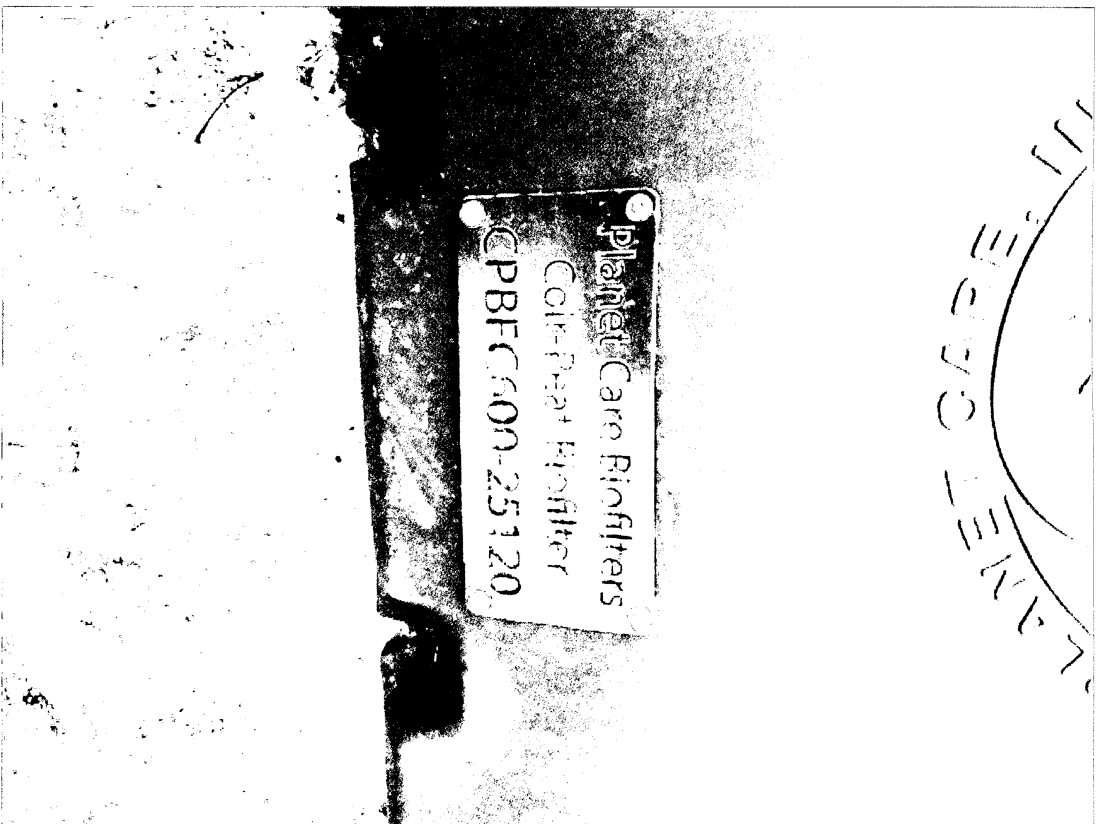


2456 Hiatt Apple Trail



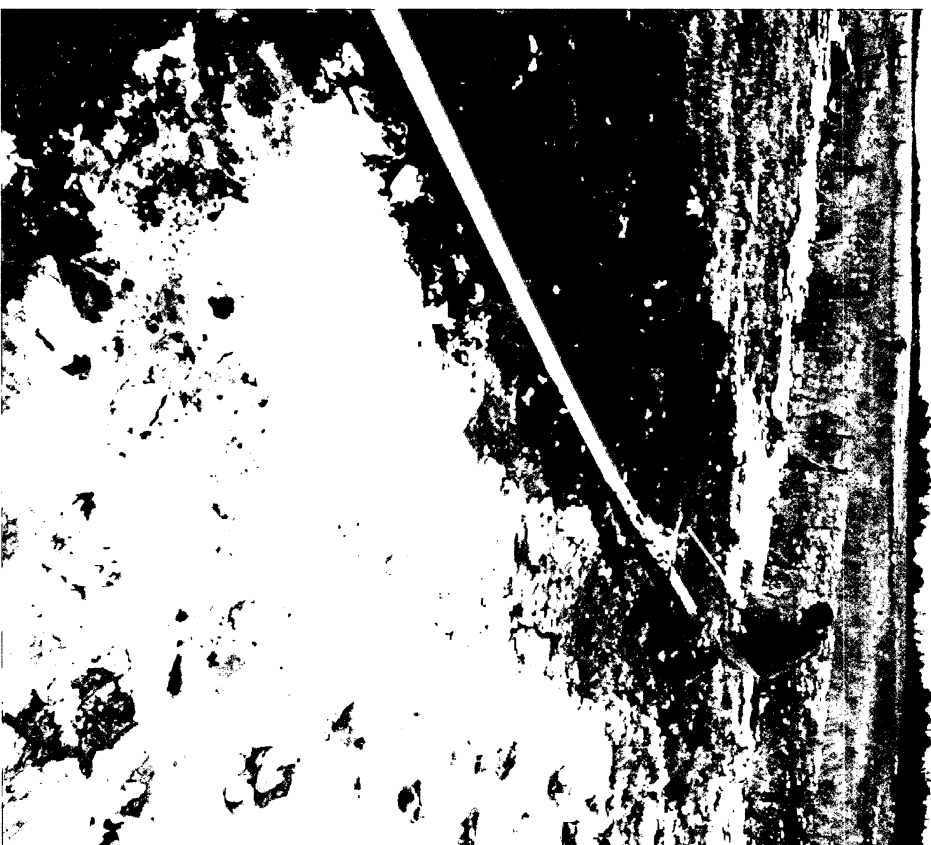
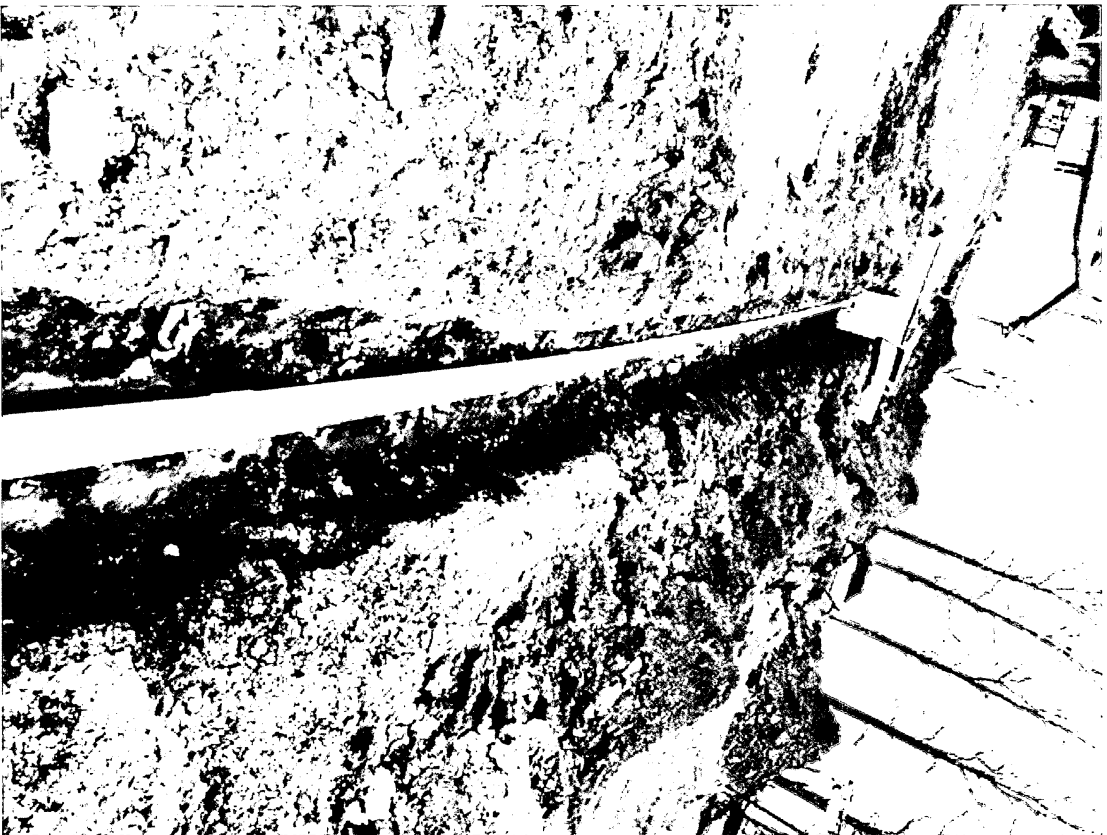
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2456 Hiatt Apple Trail



Permit # 2025-103
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2456 Hiatt Apple Trail



Permit # 2025-103
12/11/2025

2456 Hiatt Apple Trail

Old well to be plugged today

