

BK: 2026 PG: 1083
Recorded: 4/20/2026 at 11:10:23.0 AM
Pages 25
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	Patricia J. Downs		
Address	822 N. 3rd Avenue	Winterset	IA 50273
	Number and Street or RR	City, Town or PO	State Zip

TRANSFeree:

Name	William Gass and Jessica Gass		
Address	2352 Bevington Park Road	St. Charles	IA 50240
	Number and Street or RR	City, Town or PO	State Zip

Address of Property Transferred:

2352 Bevington Park Road	St. Charles	Iowa	50240
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

The Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT all that part of Parcel "E" located therein, as shown in Plat of Survey filed in Book 2025, Page 2814, on October 21, 2025 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:
Two wells on the property. One functioning well is approximately 82 feet from the highway and approximately 50 feet north of the lane leading to the house.

The other well is not functioning and located about 12 feet from the southeast corner of the large machine shed.

Third well nonfunctioning. It is located approximately 50 feet from the northwest corner of the house.

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: Patricia J. Downs Telephone No.: 515-360-7243
(Transferor or Agent)

TIME OF TRANSFER INSPECTION TOT# 19987 JOSHUA ROCKWELL CERT # 14502

Site Information

Parcel Description: **500091246010000**
Address: **2352 Bevington Park Rd, St. Charles, IA 50240** County: **Madison**

Owner Information

Property is owned by a business: **No**
Business Name:
Owner Name: **Patricia Downs**
Email Address:
Address: **2352 Bevington Park Rd, St. Charles, IA 50240**
Phone No: **515-360-7243**

Additional Contact Information

Name	Email Address	Affiliate Type
Toni	toni@coveredbridgerealtyinc.com	Realtor

Site related information

No Of Bedrooms: 4	Inspection Date: 03/26/2026
Facility Type: Residential	Currently Occupied: No
Last Occupied: 01/15/2026	System Installation Date: 11/10/2021
Permit issued by County: Yes	Permit Number: 096-21
All plumbing fixtures enter septic system: Yes	County contacted for records: Yes
Property Information Comments:	

Primary Treatment

Septic Tank

Tank Name: Septic Tank	Type: Septic Tank	Tank Size (Gal): 1500
Tank Material: Concrete	Tank Corrosion Type: None	Liquid Level Type: Normal
No. of Compartments: 2	Pump Tank Chamber: No	Licensed Pumper Name: Behle Inc.

Date Pumped: **3/26/2026** Meets Setback to Well: **Yes** Well Type: **Private**
Distance To Well (Ft.): **173** 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

Eco-Flo

Media Type: **Coco** Manufacturer: **Eco Flow Coco Filter** Model Number: **3.4**
Serial Number: **ABQ937** Maintenance Contract: **Yes**
Maintenance Provider: **River to River**
System Hydraulic Loaded: **Yes** Gallons Loaded: **225** Discharge At Time of Inspection: **Yes**
CBOD5 Results (mg/L): **12** TSS Results (mg/L): **33** Disinfection Present: **No**
Disinfection Type: Tertiary Treatment Present: **No** Tertiary Treatment Type:
Meets Setback to Well: **Yes** Well Type: **Private** Distance To Well (Ft.): **173**
GP4 Permitted: **No** GP4 Required: **No** 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: **Yes**
Comments: **Was able to find discharge pipe finally after several attempts to locate it with 3 people looking for it, but not until everything else was completed and was headed off the property. It had been covered up for quite some time it appears.**

General Secondary Treatment Comments: **Discharge pipe was eventually located in the ditch under a foot or so of dirt about 400' away. Dug out a trench in order to allow it to drain and had to get dirt out of the pipe. Appears road work, new telephone pole, and bridge all near the discharge pipe had been done recently.**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **On March 26th, 2026, Behle Inc. performed a pumping operation on the Onsite Wastewater Treatment System (OWTS). Subsequently, I, Joshua Rockwell (Cert. 14502) from Behle Inc., conducted an inspection of the OWTS. This system is specifically designed to accommodate a residence classified as a four-bedroom home, with all wastewater generated by the residence directed to the OWTS. The primary treatment component consists of a septic tank located to the north of the residence in the front yard. A clean-out (c/o) is installed on the north side of the**

house. The septic tank is an Indianola Precast two-compartment, concrete unit with a capacity of 1,500 gallons and is equipped with two 1'6" risers for maintenance access. During the inspection, it was noted that there was no corrosion observed on the concrete around the riser. The pumping process revealed a slight crust at the top and approximately two inches of sludge at the bottom of the tank. Both the inlet and outlet of the septic tank are fitted with sanitary tees, with the effluent filter installed in the outlet tee. Currently, the septic tank is operating as intended. The secondary treatment component of the Onsite Wastewater Treatment System (OWTS) comprises 3.4 Eco Flo Coco filter serial Number ABQ937. Upon inspection I found no issues, all trays and tipping tray were operational. The coco media appeared to be in good condition and tank drained while conducting the hydraulic load. The hydraulic load test conducted approximately 225 gallons to attempt to find the discharge pipe located over 400' away. When I first arrived onsite, I attempted to find the discharge pipe myself, but it was unsuccessful. When the pumping technician arrived, we both were unsuccessful at finding the pipe again. Once the inspection was completed and tank was pumped, I gave it one last look and was able to find the pipe buried about a foot below surface level. Pictures provided during the installation show new construction of a bridge, telephone pole, and road work since they were taken. I took a sample of the discharge after digging a trench for water to flow smoothly out of the pipe and into the ditch. Overall, the secondary treatment component is in good condition and is currently operating effectively. It is important to note that this inspection reflects the system's functionality at this time and should not be construed as a guarantee of future performance. If you have any questions, please do not hesitate to contact me.

Joshua Rockwell

Cert. # 14502



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 19987 JOSHUA ROCKWELL CERT # 14502

Owner Name: Patricia Downs

Address: 2352 Bevington Park Rd , St. Charles , IA 50240

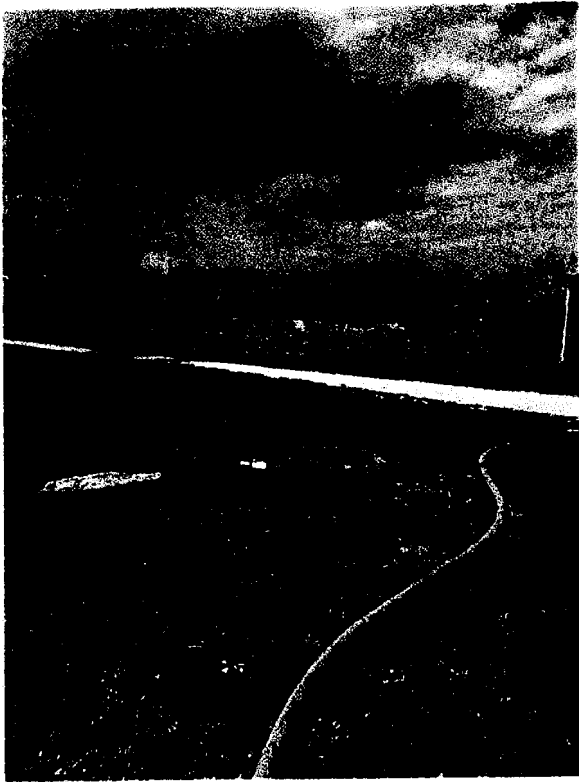
County: Madison

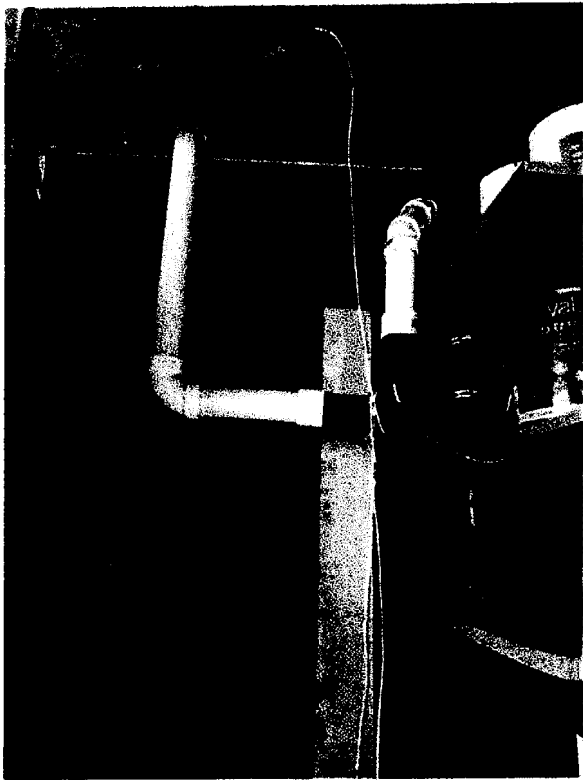
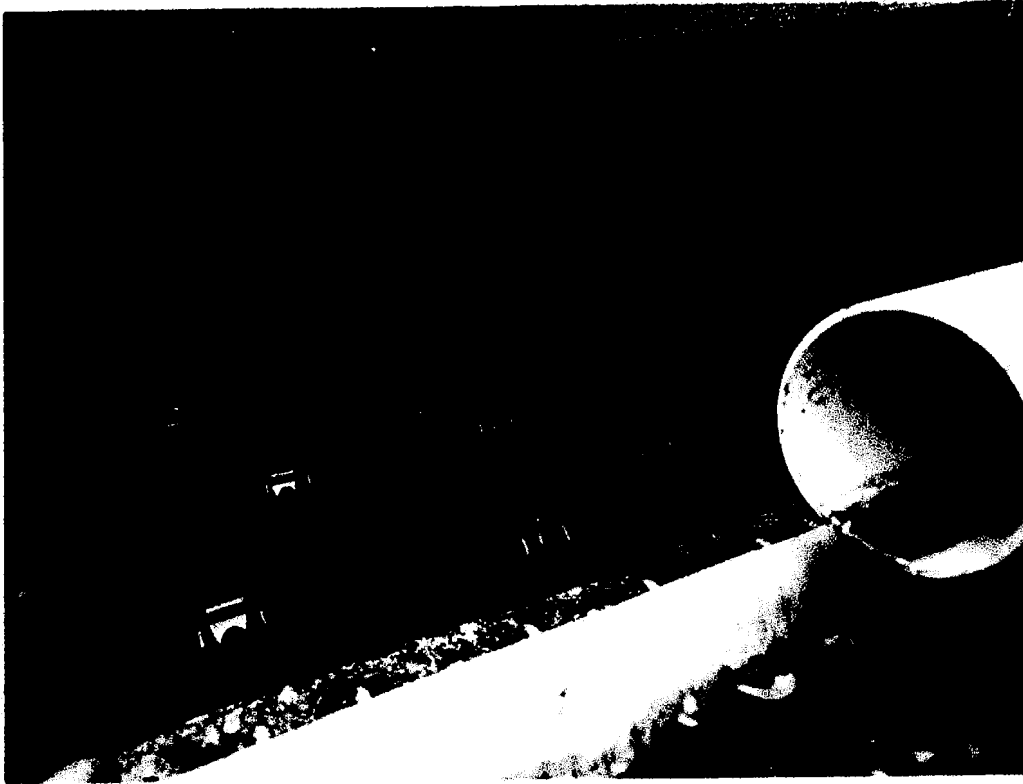
Inspection Date: 03/26/2026

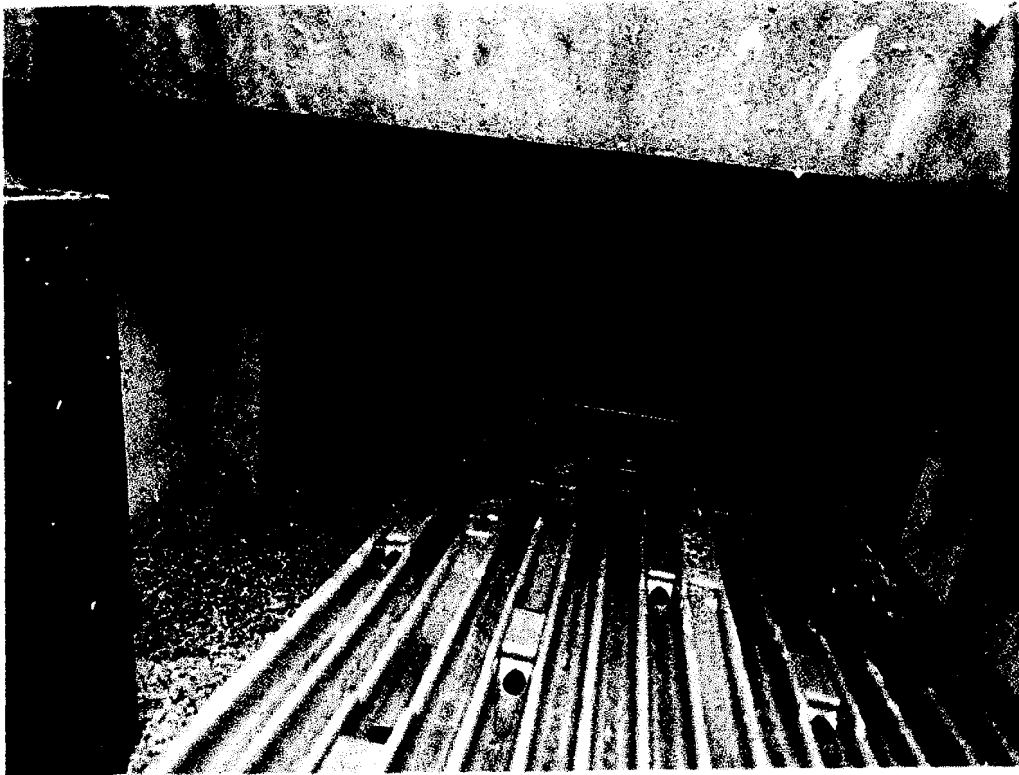
Submitted Date: 4/2/2026

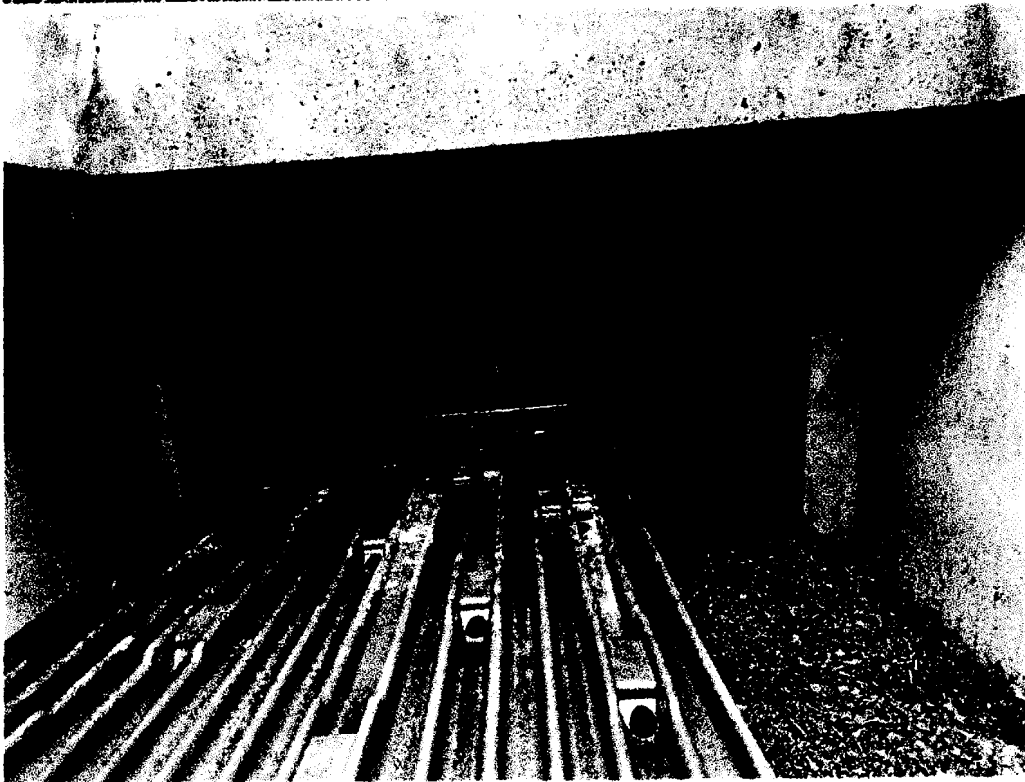
This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).

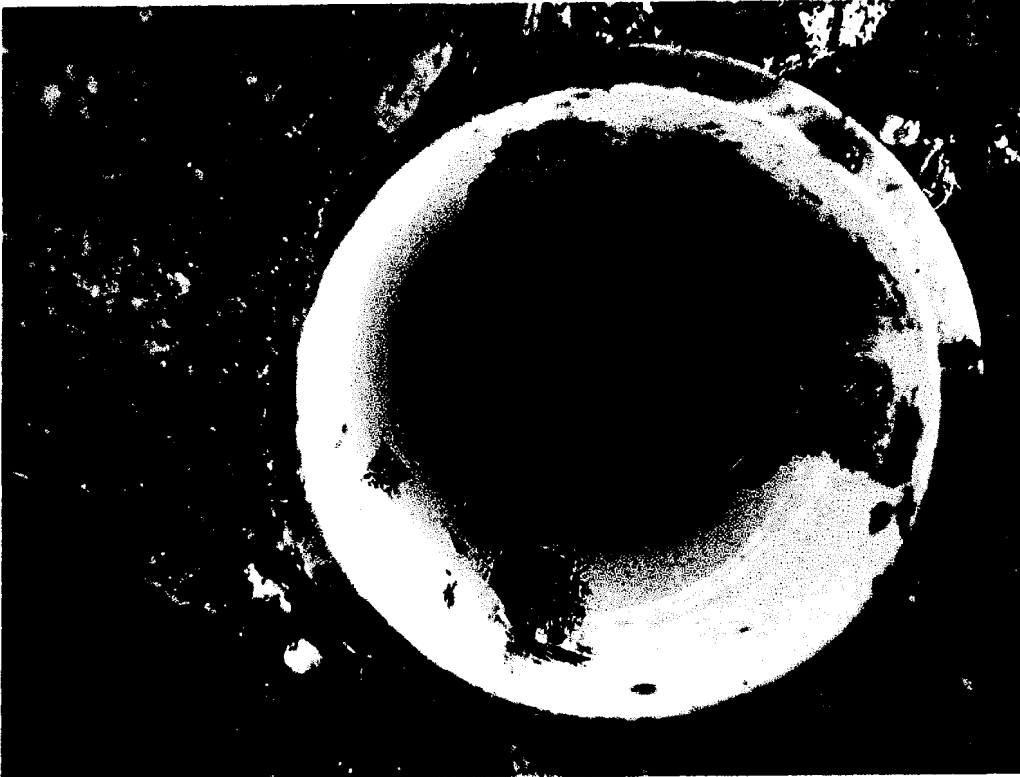
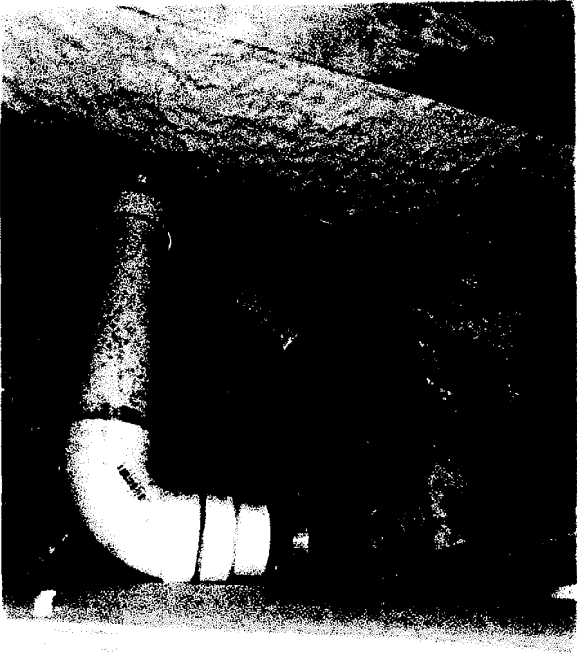
Documents

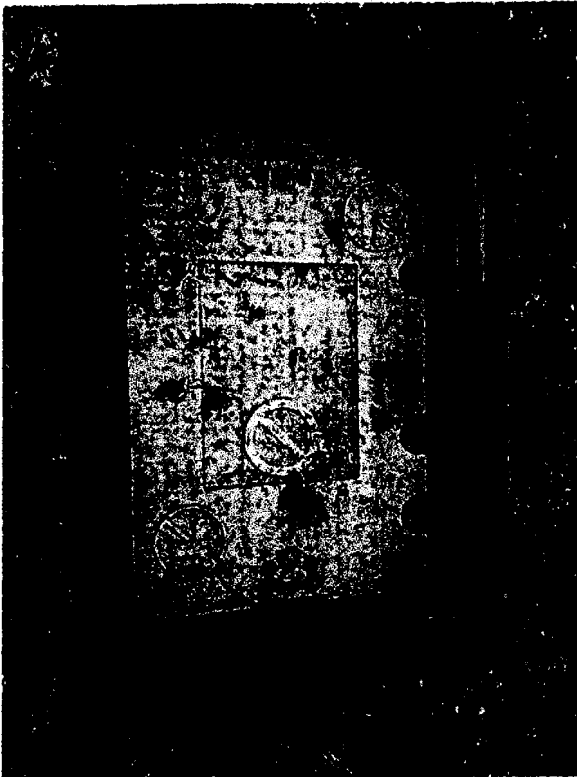
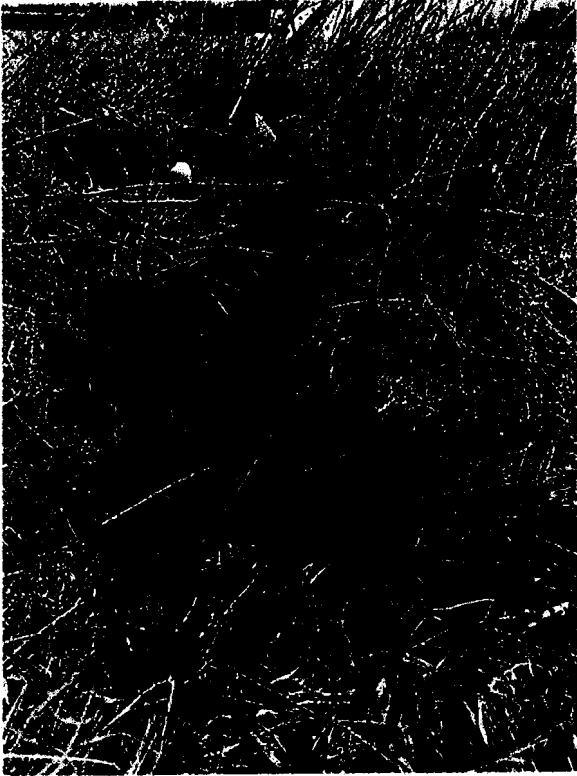


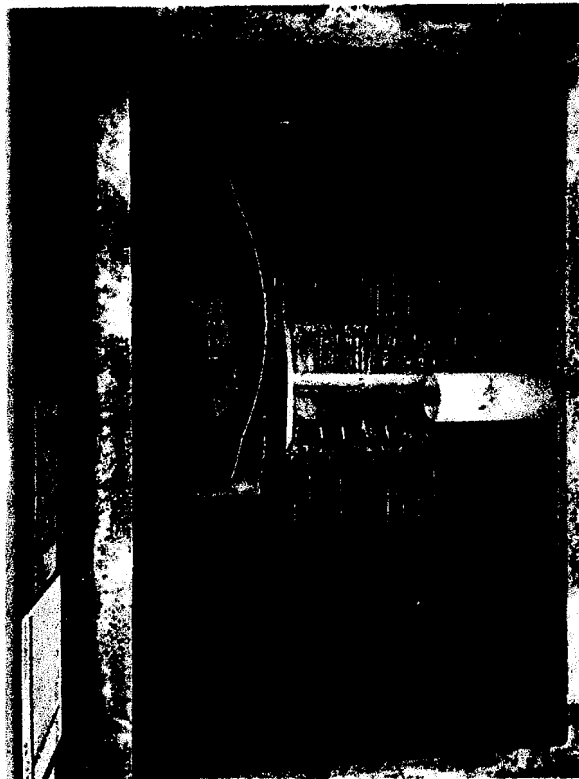


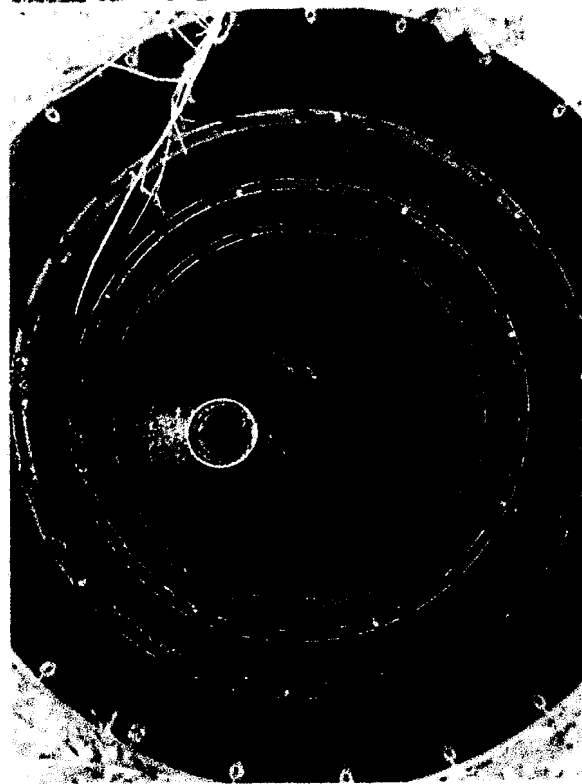
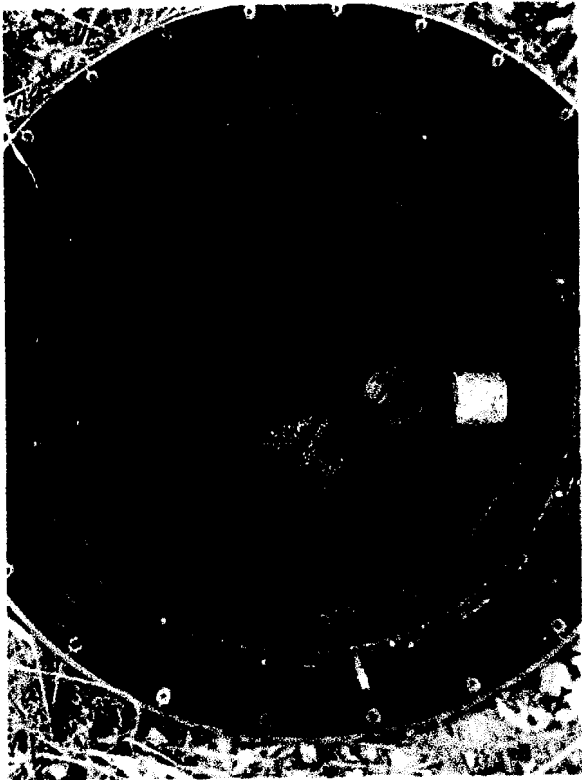




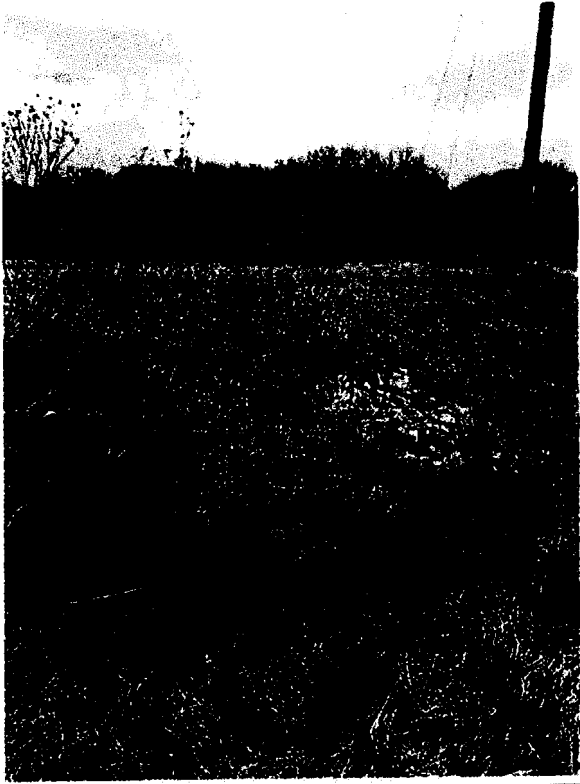


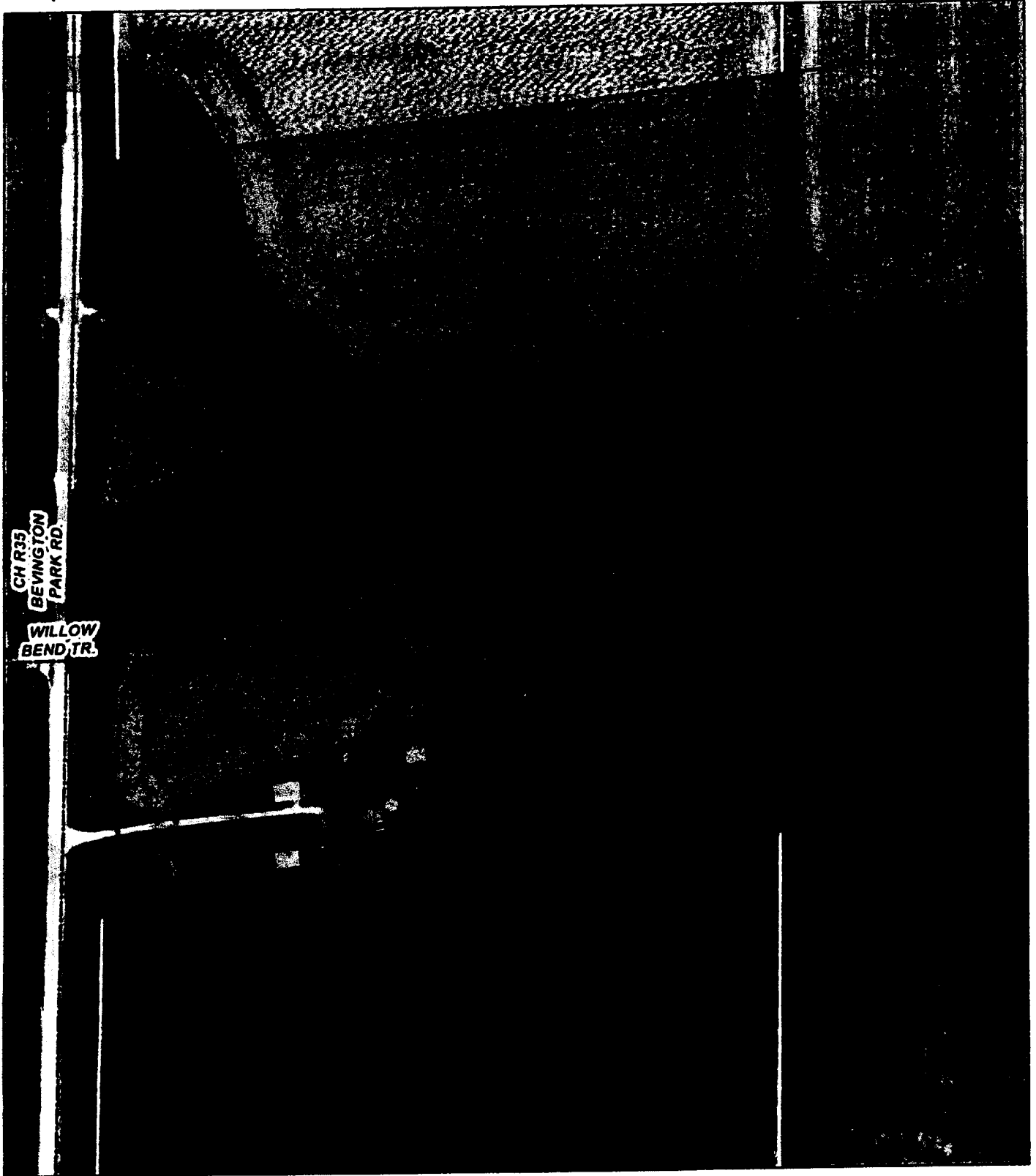












Parcel ID 500091246010000
Sec/Twp/Rng 12-75-26
Property Address 2352 BEVINGTON PARK RD
ST CHARLES

Alternate ID n/a
Class A
Acreage 37.7

Owner Address DOWNS, DAVID & PATRICIA
2352 BEVINGTON PARK ROAD
ST CHARLES, IA 50240

District SOUTH I-35 STCFD
Brief Tax Description SW NW EX 3.12A D.D.
(Note: Not to be used on legal documents)

David Downs

COUNTY ENVIRONMENTAL HEALTH DIVISION
SOIL ANALYSIS REPORT

Prepared for: ~~Dele Report~~
Address: 310 W Clinton St
St. Charles, Iowa 50240
Property Address: 2352 Bevington Park Rd, Bevington, Iowa
Legal Description: SW 1/4, NW 1/4 except 3.12 acres,
12-75-26, Warren Co, Iowa
Lot Size: 36.8 acres
No. Bedrooms: 4 (See Standard Note No. 9)
Structure: New X
XXXXXXXXXX

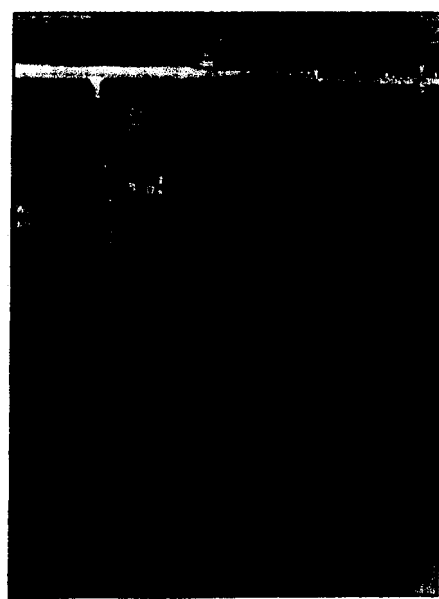
Ground Level #1	Clay		Yel-brown, wk strctr, extremely firm Rusts and grays
#2	Clay	SiCL	Dark gray, wk. strctr, firm, gleyed
#3	Clay	SiCL	Dark gray, wk. strctr, firm, gleyed.

Site Observations:
1) There is a high seasonal ground water table at this site
2) I do not recommend sand filters in these circumstances
3) A coco filter with an enclosed bottom is required

System Requirements:

I recommend a pocket bed media filter in accordance with Iowa 567
Chapter 69.13 such as a sand filter or a peat moss (or coco) bio-filter
Average soil type: Clay
Depth to Limiting Layer: 18"
Leaching Rate (ppm/yr): Not applicable

Date of Field Work: 10/5/2021



Abbreviations	SI	Silt	M
S	Cl	Clay	Moisture
LS	SiCL	Silty Clay	Point of Refusion
SL	SiC	Silty Clay	Ground Water
StL	C	Clay	Rusts
			End of Probe

Standard Notes:

- The test results identify subsurface conditions only at those points where the tests are conducted or samples are taken. The extent of the data and its application should be determined by the user. The user should determine the need for additional testing. The user should determine the need for additional testing. The user should determine the need for additional testing.
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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA
MARK A. McBRURPHY, IOWA L.C. NO. 14674
DATE: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
ADDITIONAL PAGES COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) _____



ABACI CONSULTING, INC
3000 SE Grimes Blvd, #600
GRIMES, IA 50111
PHONE (515)986-5048
FAX (515)864-0001

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

GENERAL INFORMATION	
Owner: <u>Daniel & Patricia Downs</u>	Contractor: <u>Kepimer</u>
Address: <u>2352 Bevington Park Rd</u>	Inspector: <u>Fairchild King</u>
Inspection Date: <u>11-16-21</u>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
S = Satisfactory U = Unsatisfactory NA = Not Applicable	

S U NA	SITE PREPARATION
<input type="checkbox"/>	<input type="checkbox"/> Septic Permit Issued <u>09621</u>
<input type="checkbox"/>	<input type="checkbox"/> Soils Analyst ID:
<input checked="" type="checkbox"/>	<input type="checkbox"/> System Exposed for Inspection

S U NA	SETBACKS
Minimum Setbacks to Closed/Open Portions of Septic System	
<input checked="" type="checkbox"/>	<input type="checkbox"/> Private Water Well 50'/100'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Shallow Public Water Well 200'/400'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Deep Public Water Well 100'/200'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Heat Pump Borehole 50'/100'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Lake or Reservoir 50'/100'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Stream or Pond 25'/25'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Edge of Drainage Ditch 10'/10'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dwelling or Other Structure 10'/10'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Property Lines 10'/10' (unless an easement signed & recorded)
<input checked="" type="checkbox"/>	<input type="checkbox"/> Other Subsurface Treatment Systems 5'/10'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Water Line Under Pressure 10'/10'
<input checked="" type="checkbox"/>	<input type="checkbox"/> Suction Water Line 50'/100'
<input checked="" 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"/> Minimum Setbacks to Wells Private Wells 10' / Public Wells 25'
<input checked="" 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"/> Cleanouts At Building & every 100' & each >45° Direction Change

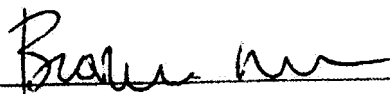
S U NA	PRIMARY TREATMENT - SEPTIC TANK
<input checked="" type="checkbox"/>	<input type="checkbox"/> Gallon Capacity <input type="checkbox"/> 1250 <input checked="" type="checkbox"/> 1500 <input type="checkbox"/> 1750 <input type="checkbox"/> 2000 <input type="checkbox"/> Other
<input checked="" type="checkbox"/>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

<input checked="" type="checkbox"/>	Watertight Risers	Minimum 18" Diameter at or above ground surface
<input checked="" type="checkbox"/>	Inlet/Outlet Connections	Self-sealing gaskets formed or cast into tank material
<input checked="" type="checkbox"/>	Schedule 40 Pipe	At least 5' past outlet & 2' past disturbed ground
DOSING SYSTEMS		
<input checked="" type="checkbox"/>	Type	<input type="checkbox"/> Pump <input type="checkbox"/> Siphon <input checked="" type="checkbox"/> Other: _____
<input checked="" type="checkbox"/>	Watertight Pit	At least 24" in diameter
<input checked="" type="checkbox"/>	Watertight Riser	With tight-fitting cover at or above ground level
<input checked="" type="checkbox"/>	Pump	Submersible Pump of corrosion-resistant material
<input checked="" type="checkbox"/>	Pressure Line Size	Not smaller than outlet of pump it serves
<input checked="" type="checkbox"/>	Pressure Line Drainage	Drains between dosing or buried below frost level
<input checked="" type="checkbox"/>	High Water Alarm	Visual or Audio Alarm to alert of high water in pit
<input checked="" type="checkbox"/>	Electrical Connection	No Connections located inside pump pit

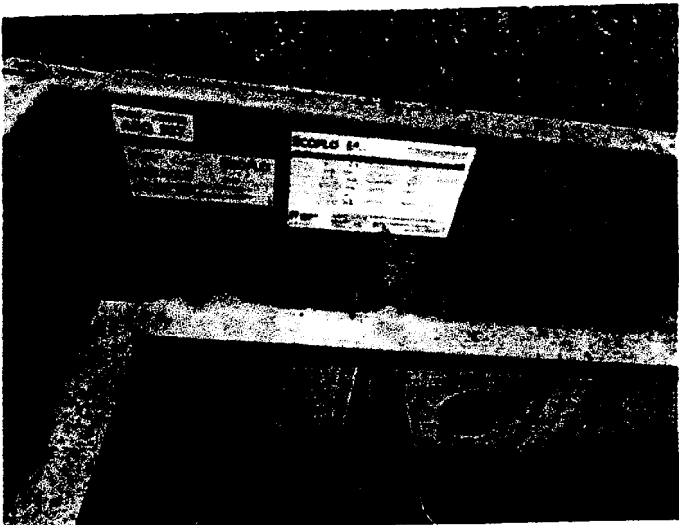
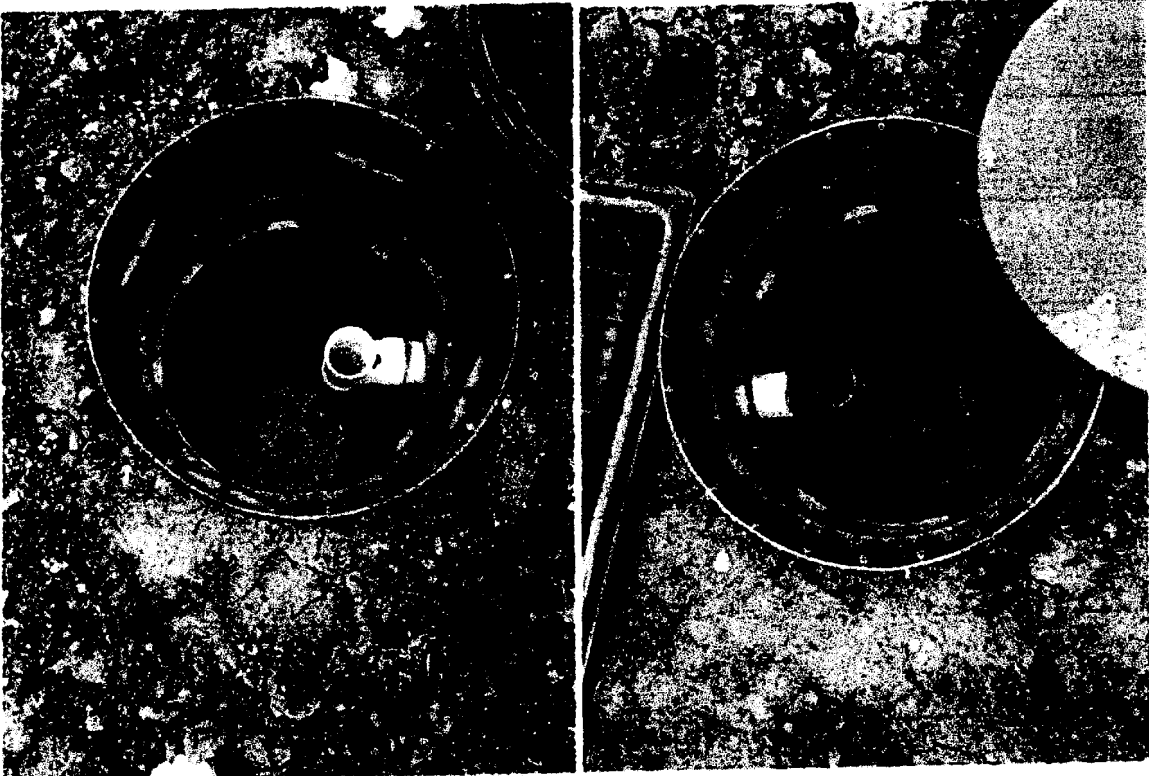
S U N A		SUBSURFACE PEAT/COCO FILTER	
<input checked="" type="checkbox"/>	Filter Beds	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Double
<input checked="" type="checkbox"/>	Type	<input checked="" type="checkbox"/> Gravity	<input type="checkbox"/> Siphon-Dosed <input type="checkbox"/> Pressure-Dosed
<input checked="" type="checkbox"/>	Size	Minimum Required: 1350 gpd	Installed: 1350 gpd
<input checked="" type="checkbox"/>	Brand Name/Manufacturer	Brand Name: Ecopie	Manufacturer:
<input checked="" type="checkbox"/>	Model & Serial Numbers	Model #: 3.4	Serial #: ABQ937
<input checked="" type="checkbox"/>	Signed Maintenance Contract	Maintenance Provider: Mark Mease	
<input checked="" type="checkbox"/>	Installed per Manufacturer Specifications		

Additional Comments:

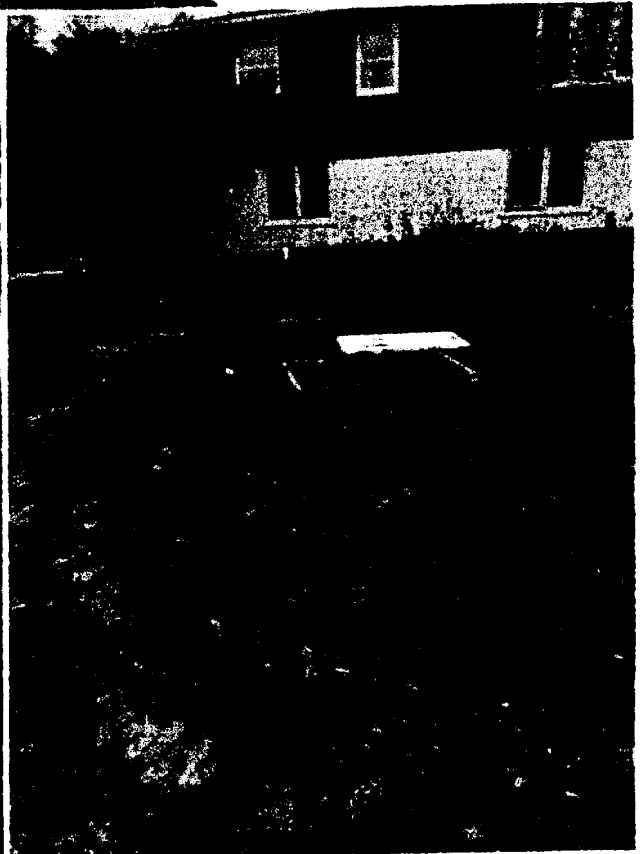
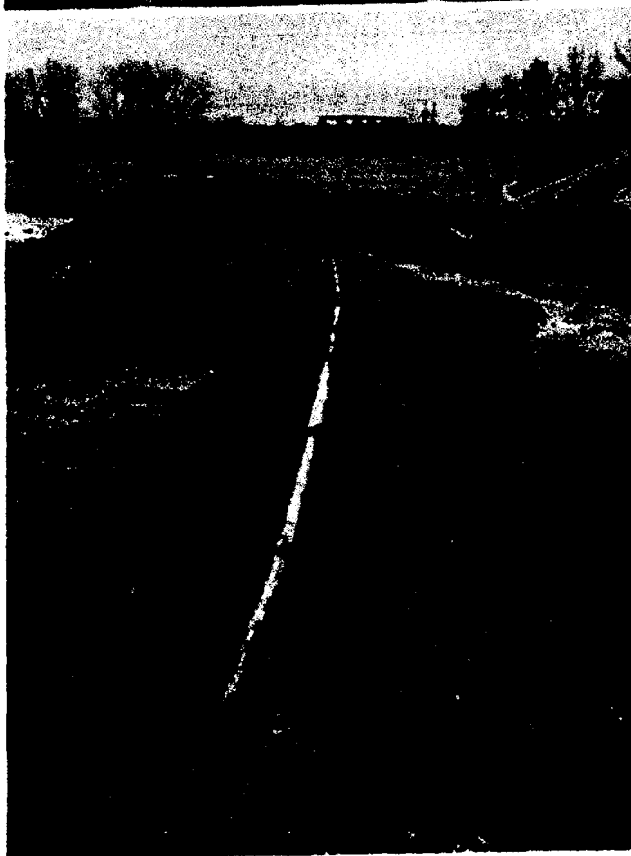
This report and the corresponding permit indicate the condition of the above-mentioned private sewage system at the time of inspection. To the best of my knowledge, all listed local & state ordinances have been adhered to. This does not guarantee the future condition or proper function of the system.


 Inspector _____ Date 11-10-21

Davis and Patricia Downs
2352 Bevington Park Rd.
St. Charles, IA 50240
Permit Number 096-21
Inspection Date 11/10/21



Davis and Patricia Downs
2352 Bevington Park Rd.
St. Charles, IA 50240
Permit Number 096-21
Inspection Date 11/10/21



Client Sample ID: Patricia Downs 2352 Bevington

Lab Sample ID: 310-328377-3

Date Collected: 03/26/26 14:00

Matrix: Water

Date Received: 03/27/26 15:50

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Total Suspended Solids (USGS 1-3765-86)	33.0		15.0		mg/L			03/31/26 07:28	1
Analyte Biochemical Oxygen Demand 5 Day (SM 5210B)	<12.0		12.0		mg/L			03/27/26 16:33	4

Davis and Patricia Downs
2352 Bevington Park Rd.
St. Charles, IA 50240
Permit Number 096-21
Inspection Date 11/10/21

Bevington Park Rd

