

BK: 2026 PG: 1558  
Recorded: 6/2/2026 at 8:34:28.0 AM  
Pages 16  
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 William A. Ahrens and Linda J. Ahrens  
Address 2869 Saint Charles Road, St Charles, IA 50420  
Number and Street or RR City, Town or PO State Zip

**TRANSFeree:**

Name Travis Conder and Regan Conder  
Address 2869 Saint Charles Road, St Charles, IA 50420  
Number and Street or RR City, Town or PO State Zip

Address of Property Transferred:

2869 Saint Charles Road, St Charles, IA 50420  
Number and Street or RR City, Town or PO State Zip

Legal Description of Property: (Attach if necessary)

See Attached

**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)**

- BA
- VA
- 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:                     *Bed*                    *am*                     Telephone No.:                     815 681 5772                      
 (Transferor or Agent)

## Legal Description

The East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Eighteen (18), in Township Seventy-five (75) North, of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "D" located therein, as shown in Plat of Survey filed in Farm Plat Record 3, Page 330 on October 7, 1998 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E" located therein, as shown in Plat of Survey filed in Farm Plat Record 3, Page 471 on June 24, 1999 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT 6.25 acres conveyed for use of a Public Highway as shown in Warranty Deed filed December 31, 1968 in Deed Record 96, Page 307 of the records of Recorder of Madison County, Iowa; AND EXCEPT Parcel "L" located therein, containing 15.28 acres, as shown in Plat of Survey filed in Book 2020, Page 2855, on August 6, 2020 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# 19833 DREW HODGES CERT # 14481

## Site Information

Parcel Description: **500091822012000**

Address: **2869 ST Charles Rd, St. Charles, IA 50240**

County: **Madison**

## Owner Information

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

Business Name:

Owner Name: **William / Linda Ahrens**

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

Address: **2869 ST Charles Rd, St. Charles, IA 50240**

Phone No: **515-681-5772**

## Site related information

No Of Bedrooms: **4**

Inspection Date: **03/23/2026**

Facility Type: **Residential**

Currently Occupied: **Yes**

Last Occupied:

System Installation Date: **09/12/2000**

Permit issued by County: **Yes**

Permit Number: **1949**

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

County contacted for records: **Yes**

Property Information Comments:

## Primary Treatment

### Tank 1

Tank Name: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **2000**

Tank Material: **Concrete**

Tank Corrosion Type: **Moderate**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **Rogers septic**

Date Pumped: **3/23/2026**

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

Well Type:

Distance To Well (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:

General Primary Treatment Comments:

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 : **D-box present not watertight. gasket are not properly sealed around piping as a recommendation I would recommend setting up a service call to dig around D-box and put new seals around two of the pipes and one full gasket. All recommendations are subject to county approval.**

Secondary Treatment

**Lateral Field1**

Distribution Type: **Distribution Box**

Material Type: **Leaching Chamber**

Trench Width: **24**

Lines: **4**

Total Length of Absorption Line: **400**

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 tank with moderate deterioration. Unable to probe through outlet. Accessible by lids and risers to ground surface. Two compartment tank. Inlet and outlet baffles present. Effluent filter present. D-box present not watertight. gasket are not properly sealed around piping as a recommendation I would recommend setting up a service call to dig around D-box and put new seals around two of the pipes and one full gasket. All recommendations are subject to county approval. Inlet baffle present. Speed levelers present. Hydraulic load tested 200 gallons (via house) to 4 x 100 ft equaling 400ft of 24 inch wide chamber laterals. Each lateral took all water and probed dry/clean.**

**TIME OF TRANSFER INSPECTION TOT# 19833 DREW HODGES CERT # 14481**

Owner Name: **William / Linda Ahrens**

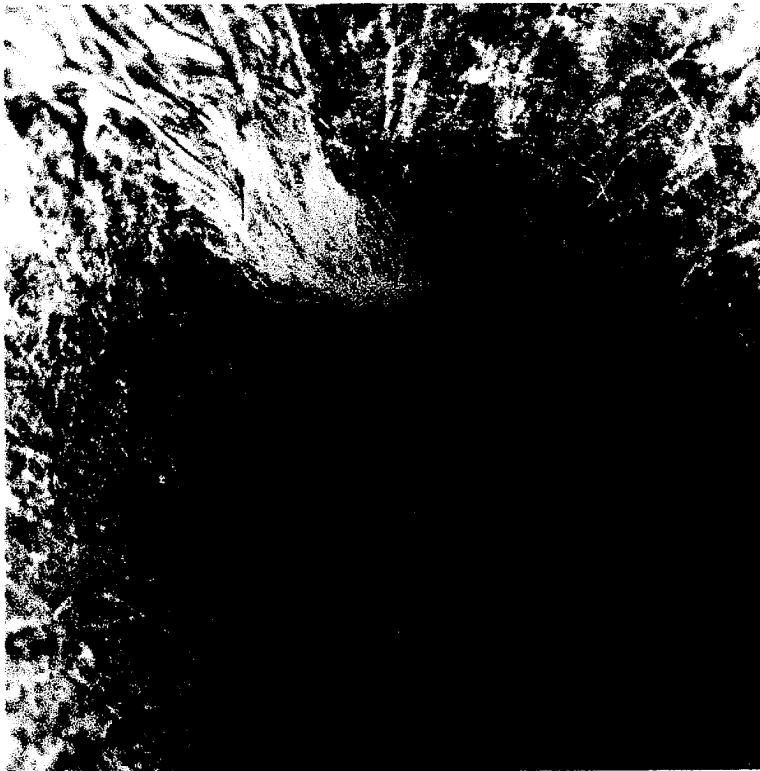
Address: **2869 ST Charles Rd , St. Charles , IA 50240**

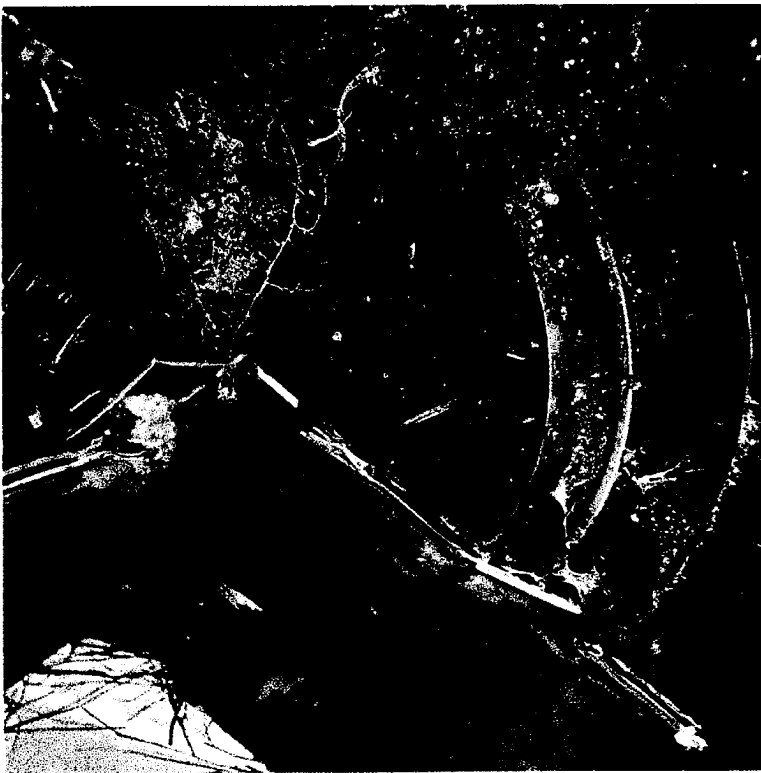
County: **Madison**

Inspection Date: **03/23/2026**

Submitted Date: **3/23/2026**

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).









MADISON COUNTY BOARD OF HEALTH COURT HOUSE WINTERSET, IOWA 50273

PHONE 515-462-2636

SEPTIC SEWAGE DISPOSAL TREATMENT SYSTEM PERMIT APPLICATION

100

PERMIT NO. 1949

PID # 500091822611000

CK 6431

FEE PAID: 8-16-00

PERMIT ISSUED: 9-8-00

Applicant Bill Akrens

Telephone No. 515 285 4213

Address 618 Scandia Ave Des Moines IA 50315

Tenant Telephone No.

Address 2819 St Charles Rd

Proposed Structure House

Legal Description: NE NE 1/4 of parcel D

Existing Structure 0

Section: L8 Township: SOUTH

Number of: Bedrooms 3 Stools: 4 Lavatories: 3 Showers: 4 Tubs: 1 Sinks: 1

disposal - whirlpool

PERCOLATION TEST MUST BE TAKEN AND APPROVED PRIOR TO ISSUANCE OF THE SEWAGE DISPOSAL TREATMENT SYSTEMS PERMIT.....

Percolation Test Taken: 8/25/00 By: Jim Vance

Results: Test hole: #1 13.3 min./in. #2 40.0 min./in. #3 16.0 min./in. #4 20.0 min./in.

Average: 22.3 min./in. No. of Laterals Required: 4 Length of Laterals: 100 ft. ea.

DOUBLE COMPARTMENT SEPTIC TANKS REQUIRED / STATE APPROVED

2 Bedrooms: 800 gal. 3 Bedrooms: 1000 gal. 4 Bedrooms: 1250 gal. 5 Bedrooms: 1500 gal.

FEES: Check payable to Madison County Treasurer - Return with application.....

SEPTIC TANKS/ABSORPTION FIELDS - (ALTERNATIVE SYSTEMS) - MOUNDS - DOUBLE

SAND FILTERS - APPROVED MECHANICAL SYSTEMS..... \$100.00

Min 8' sep undisturbed between lateral trenches - move laterals NE as much as possible (away from perc test hole #2) SJV 05 Sep 2000

TYPE OF SYSTEM INSTALLED:

Contractor Larry Huff Telephone No. 462-3569

Address 1996 295 th Lane Winterset, IA 50273

I hereby certify that the above information is correct to the best of my knowledge and I agree that the system will be installed in accordance with the rules and regulations of Madison County Board of Health and Chapter 69, I.A.C. I further acknowledge that the system must remain open so that proper inspection and approval can be made by the local Health Sanitarian and that the system cannot be put into operation until approved

Date 8-16-2000 Applicant: Bill Akrens

NOTE: Request for inspection of the system must be made 24 hours in advance, if possible. Water at the site to test the distribution box must be available.

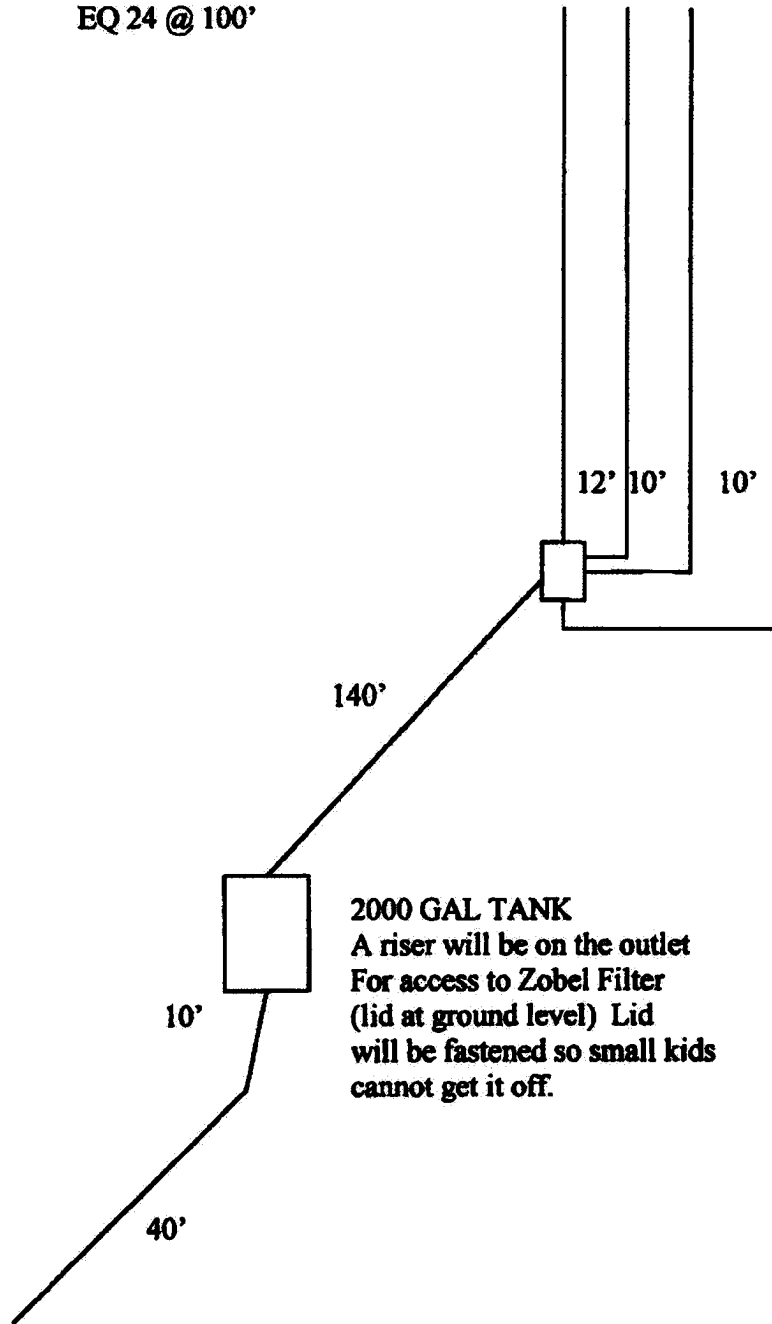
Mechanical systems require use of a free-access sand filter and must be covered by maintenance agreement. Maintenance agreement must be recorded in the Madison County Recorder's office.

Discharge from mechanical systems or double sand filters must be sampled and tested in the early spring, midsummer and early fall. Results to be submitted to the local Board of Health office.

DATE OF INSPECTION: 9-12-00 INSPECTION BY: Jan Thompson

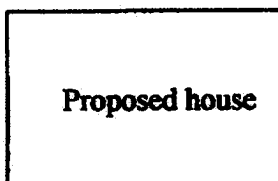
EQ 24 @ 100'

**Bill Ahrens**  
**Permit No 1949**  
**Inspection date: 9-12-00**



**2000 GAL TANK**  
A riser will be on the outlet  
For access to Zobel Filter  
(lid at ground level) Lid  
will be fastened so small kids  
cannot get it off.

Not installed – house not up yet



Proposed house

Date taken: 8/25/00

By: Jim Vance

Owner: Bill Ahrens

Site Address: \_\_\_\_\_

Phone No. 285-4213

Lot Size: 40 acres Legal Description: Part of the NE 1/4 of the NE 1/4 of Sec 18-75-26

Structure: X New Existing # Bedrooms: 3 Installer: \_\_\_\_\_

Owner's Current Mailing Address: 618 Scandala Avenue, Des Moines, Iowa 50315

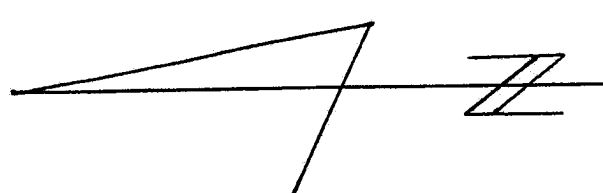
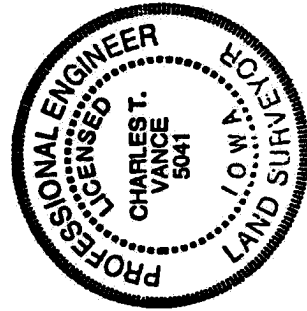
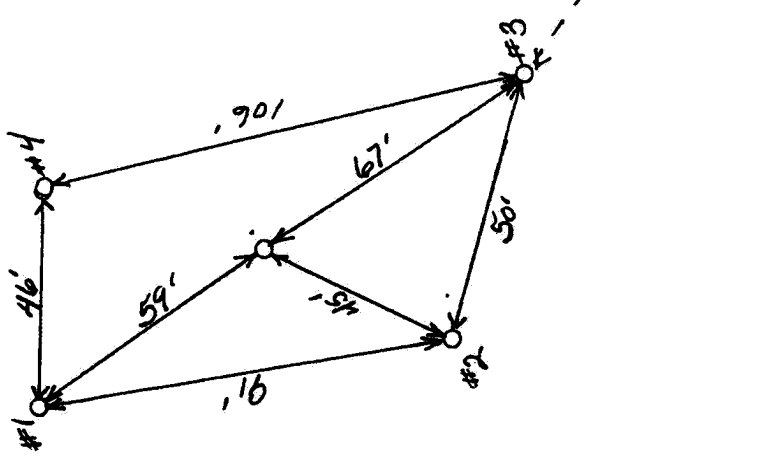
Time for 1 inch of water: 1. 13.3 Min 2. 40.0 Min 3. 16.0 Min 4. 20.0 Min

Depth of holes tested: 1. 30" 2. 30" 3. 30" 4. 30"

Results of 6 foot hole: No Rock & No Water

Min. recommended lateral footage per IAC Ch. 69: 400 feet Drawing of perc site below.

Number of laterals required: 4 each Average length of laterals: 100 feet



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Signed: Charles T. Vance

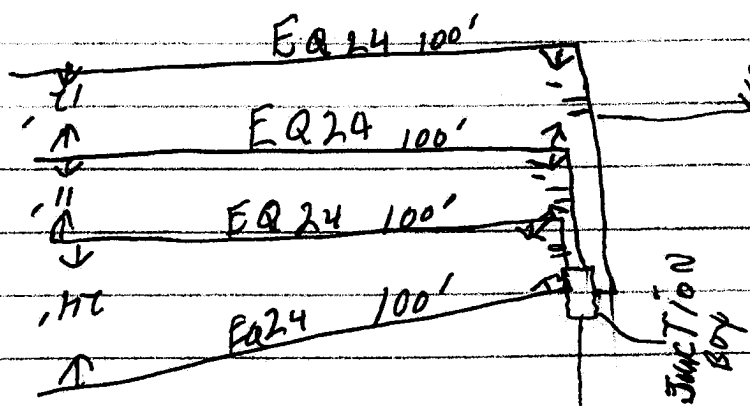
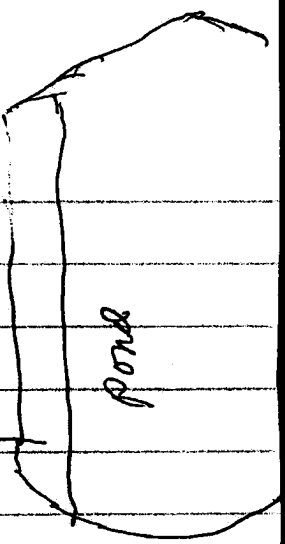
Date: 28 Aug. 2000

Reg. No. 5041

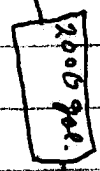
Exp. Date: 31 Dec. 2001

Chaus

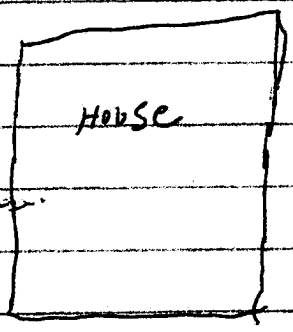
W



140'



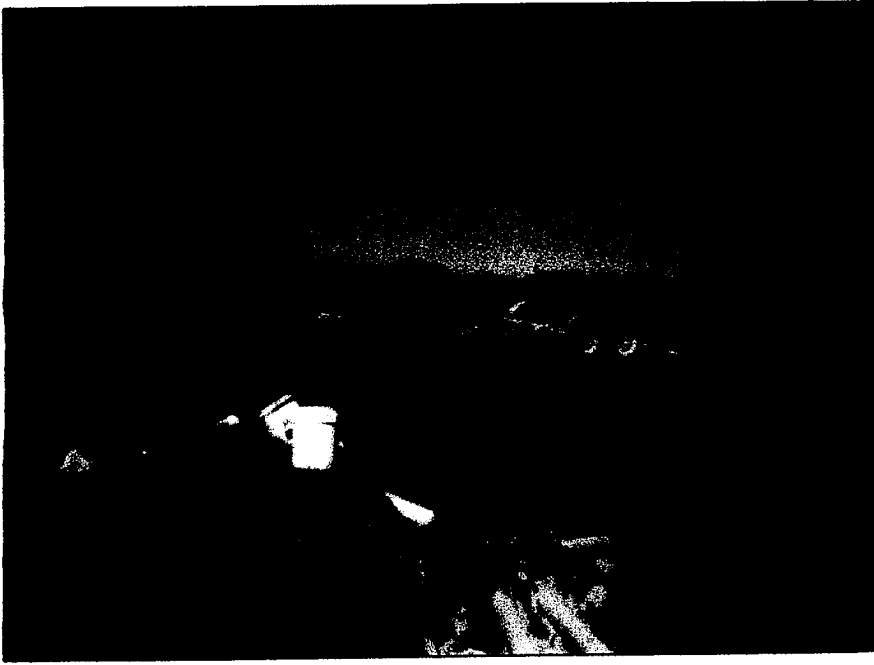
50'



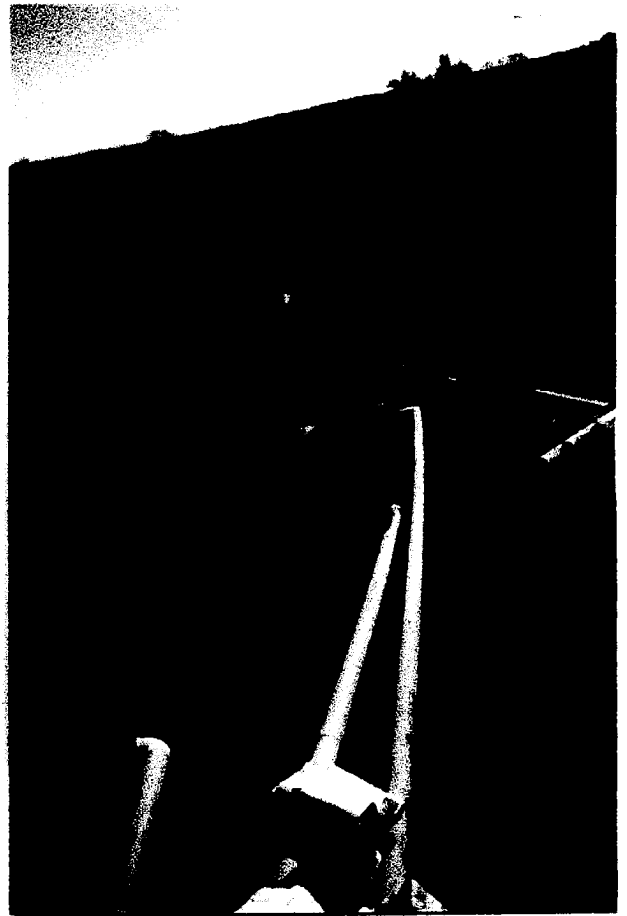
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S

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Permit #1949



North  
St Charles  
Rd

Bill Ahrens  
Permit # 1949  
Sec 18 South

