



Document 2026 GW1625

Book 2026 Page 1625 Pages 10  
Date 6/05/2026 Time 1:41:38PM  
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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/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 Zechariah Logan Winders and Megan Winders

Address 2075 Hogback Bridge Road, Winterset, IA 50273

Number and Street or RR

City, Town or PO

State

Zip

**TRANSFeree:**

Name John Reichardt and Cynthia Reichardt

Address 4402 Cheatham Court, Alexandria, VA 22310

Number and Street or RR

City, Town or PO

State

Zip

Address of Property Transferred:

1723 Creamery Road, Dexter, IA 50070

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)**

- 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:

Well located in back of property. Conditions unknown and untested. Never used by current owners.

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

Signature: Josh Wenzler Telephone No.: 641-799-4748  
(Transferor or Agent)

## Legal Attachment

The Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Seven (7), containing 10.00 acres, as shown in Amended Plat of Survey filed in Book 2004, Page 867 on March 1, 2004, in the Office of the Recorder of Madison County, Iowa.

**TIME OF TRANSFER INSPECTION TOT# 20399 DREW HODGES CERT # 14481**

Site Information

Parcel Description: **280050722013000**

Address: **1723 Creamery Rd, Dexter, IA 50070**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Zechariah Logan**

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

Address: **1723 Creamery Rd, Dexter, IA 50070**

Phone No: **641-799-4748**

Additional Contact Information

| Name                 | Email Address                 | Affiliate Type |
|----------------------|-------------------------------|----------------|
| <b>Alice Wonders</b> | <b>alicewonders@gmail.com</b> | <b>Realtor</b> |

Site related information

No Of Bedrooms: **4**

Inspection Date: **04/17/2026**

Facility Type: **Residential**

Currently Occupied: **Yes**

Last Occupied:

System Installation Date:

Permit issued by County: **Yes**

Permit Number: **1994**

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): **1500**

Tank Material: **Plastic**

Tank Corrosion Type: **Slight**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **Rogers septic**

|                               |                                     |                                   |                                     |
|-------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|
| Date Pumped: <b>4/17/2026</b> | Meets Setback to Well: <b>N/A</b>   | Well Type:                        |                                     |
| Distance To Well (Ft.):       | Is Accessible: <b>Yes</b>           | Lid Intact: <b>Yes</b>            |                                     |
| Risers Intact: <b>Yes</b>     | Effluent Filter Present: <b>Yes</b> | Watertight: <b>Yes</b>            |                                     |
| Tank/Vault Pumped: <b>Yes</b> | Inlet Baffle Present: <b>Yes</b>    | Outlet Baffle Present: <b>Yes</b> | Functioning as Designed: <b>Yes</b> |
| Tank Comments:                |                                     |                                   |                                     |

General Primary Treatment Comments:

Distribution Type

**Distribution Box 1**

|                                  |                                     |                                    |
|----------------------------------|-------------------------------------|------------------------------------|
| Label: <b>Distribution Box 1</b> | Material Type: <b>Plastic</b>       | Accessible: <b>Yes</b>             |
| Box Opened: <b>Yes</b>           | Baffle Present: <b>Yes</b>          | Speed Levelers Present: <b>Yes</b> |
| Watertight: <b>Yes</b>           | Functioning As Designed: <b>Yes</b> |                                    |

General Distribution System Comments :

Secondary Treatment

**Lateral Field1**

|  |   |  |
|--|---|--|
| Distribution Type: <b>Distribution Box</b> | Material Type: <b>Leaching Chamber</b>      | Trench Width: <b>36</b>                      |
| Lines: <b>4</b>                            | Total Length of Absorption Line: <b>300</b> | System Hydraulic Loaded: <b>Yes</b>          |
| Gallons Loaded: <b>200</b>                 | Meets Setback to Well: <b>N/A</b>           | Well Type:                                   |
| Distance To Well (Ft.):                    | Lateral Lines Probed: <b>Yes</b>            | Saturation or Ponding Present: <b>No</b>     |
| Grass Cover Present: <b>Yes</b>            | Lateral Lines Equal Length: <b>Yes</b>      | System Located on Owner Property: <b>Yes</b> |
| Easement Present: <b>N/A</b>               | Functioning as Designed: <b>Yes</b>         |  |
| Comments:                                  |   |  |

General Secondary Treatment Comments:

Narrative Report

TOT Inspection Report Overall Narrative Comments: **All wastewater goes to septic. 1500 gallon watertight plastic septic tank with slight distortion. Accessible by lids and risers to ground surface. Two compartment tank. Center wall present and in good working condition. Inlet and outlet baffles present. Effluent filter present plastic D-box is watertight and in good working condition. Inlet baffle present. Speed levelers present. Hydraulic load tested (via house) 200 gallons to 4 x 75 equaling 300ft of 36 inch wide chamber laterals. Each lateral took all water and probed wet/clean.**

**TIME OF TRANSFER INSPECTION TOT# 20399 DREW HODGES CERT # 14481**

Owner Name: **Zechariah Logan**

Address: **1723 Creamery Rd , Dexter , IA 50070**

County: **Madison**

Inspection Date: **04/17/2026**

Submitted Date: **4/20/2026**

Permit # 1994 Dan & Jamie Alstott

North





