



Document 2026 GW2071

Book 2026 Page 2071 Pages 12
Date 7/10/2026 Time 11:19:57AM
Rec Amt \$.00

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 Laura Jean Cisewski

Address 1147 NW Petersen Dr Waukee, IA 50263

Number and Street or RR

City, Town or PO

State

Zip

TRANSFEREE:

Name Steven Thompson

Address 2197 175th Ct., Winterset, IA 50273

Number and Street or RR

City, Town or PO

State

Zip

Address of Property Transferred:

2197 175th Ct, Winterset, IA 50273

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]: TOT happened within 2 years ★
☐ 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:

★ IAC 567-69.2 (455 B)

Item 69.2 (B) states Exemption due to "A transfer of property with a system that was installed not more than two years prior to the date of transfer." See attached TOT inspection report dated 12-04-2024, CERT # 13190 #068-24

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:

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

Signature: _____

Laura Cisewski
dotloop verified
07/10/26 6:45 AM CDT
T66B-D5IF-UGCH-YJYF
(Transferor or Agent)

Telephone No.: _____

612-709-1747

Legal Description

All that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) lying East of the center of U.S. Highway No. 169 and lying South and East of the present main channel of North River in Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and more specifically described as follows, to-wit: Commencing at the East Quarter (1/4) Corner of said Section Twelve (12), which is the point of beginning, running thence North 771.6 feet along the section line to the center of the main channel of North River, thence South 70°18' West 110.0 feet along said channel, thence South 21°00' West 98.0 feet, thence South 13°48' East 230.0 feet, thence South 21 °27' West 248.0 feet, thence South 62°00' West 300.0 feet, thence South 74°47' West 110.00 feet, thence North 64°29' West 170.9 feet, thence South 20°48' West 72.0 feet along the easterly right-of-way line of U.S. Highway No. 169, thence South 88°00' East 725. 7 feet along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12) to the point of beginning, containing 3.1327 acres, except that part conveyed or used for road purposes or public highway.

TIME OF TRANSFER INSPECTION TOT# 13420 SETH BROWN CERT # 13190

Site Information

Parcel Description: **340061228020000**

Address: **2197 175th Ct, Winterset, IA 50273**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **MICHAEL CLARK (ESTATE)**

Email Address:

Address: **2197 175th Ct, Winterset, IA 50273**

Phone No:

Additional Contact Information

Name

ALYSSA TADLOCK

KOMONDOR HOMES LLC

Alison Frank

Email Address

alyssa.tadlock@icloud.com

alison@alisonfrankrealestate.com

Affiliate Type

Realtor

Buyer

Buyer

Site related information

No Of Bedrooms: **2**

Facility Type: **Residential**

Last Occupied:

Permit issued by County: **No**

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

Property Information Comments:

Inspection Date: **12/04/2024**

Currently Occupied: **No**

System Installation Date:

Permit Number:

County contacted for records: **Yes**

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **1000**

Tank Material: Concrete	Tank Corrosion Type: Slight	Liquid Level Type: Normal
No. of Compartments: 1	Pump Tank Chamber: No	Licensed Pumper Name: Rogers Septic
Date Pumped: 12/4/2024	Meets Setback to Well: N/A	Well Type:
Distance To Well (Ft.):	Is Accessible: Yes	Lid Intact: Yes
Risers Intact: Yes	Effluent Filter Present: No	Watertight: Yes
Tank/Vault Pumped: Yes	Inlet Baffle Present: Yes	Outlet Baffle Present: Yes
		Functioning as Designed: Yes
Tank Comments:		

Tank 2

Tank Name: Tank 2	Type: Pump Vault	Tank Size (Gal): 500
Tank Material: Concrete	Tank Corrosion Type: Excessive	Liquid Level Type: Normal
No. of Compartments: 1	Pump Tank Chamber: No	Licensed Pumper Name: Rogers Septic
Date Pumped: 12/4/2024	Meets Setback to Well: N/A	Well Type:
Distance To Well (Ft.):	Is Accessible: Yes	Lid Intact: Yes
Risers Intact: Yes	Effluent Filter Present:	Watertight: No
Tank/Vault Pumped: Yes	Inlet Baffle Present: No	Outlet Baffle Present: N/A
		Functioning as Designed: No
Tank Comments:		

General Primary Treatment Comments:

Concrete lift station has roots coming in around seams indicating the tank is not watertight.

Distribution Type

Pump System 1

Label: Pump System 1	Accessible: Yes	Control Box Functioning: Yes
Alarm(s) Present and Functioning: No	Functioning As Designed: No	

Distribution Box 1

Label: Distribution Box 1	Material Type: Plastic	Accessible: Yes
Box Opened: Yes	Baffle Present: Yes	Speed Levelers Present: Yes
Watertight: Yes	Functioning As Designed: Yes	

General Distribution System Comments : Alarm panel(located in basement above electrical panel) and float present but not functioning. Alarm sounds off when manually tested, but does not work off float.

Secondary Treatment

Lateral Field1

Distribution Type: Distribution Box	Material Type: Rock and PVC Pipe	Trench Width: 24
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Lines: 3	Total Length of Absorption Line: 300	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. Plumbing goes down through floor. Washer and sink in basement goes to septic. 1000 gallon watertight concrete septic tank in working condition with slight deterioration. Accessible by concrete riser and lid, buried just beneath surface. Exposed outlet pancake lid. Inlet and outlet concrete baffle present, no outlet filter. Outlet flows into concrete lift station. Concrete lift station has roots coming in around seams indicating the tank is not watertight. Accessible to ground surface. Pump and float present and in working condition. There is a secondary pump in this lift station that has drop cord and hooked to hose for some reason. Alarm panel (located in basement above electrical panel) and float present but not functioning. Alarm sounds off when manually tested, but does not work off float. Pumps to distribution box. Plastic watertight distribution box in working condition. Baffle and speed levelers present. Due to water being turned off in house, hydraulic load tested via pump truck. Hydraulic load tested 3x100 equaling 300 ft of rock and pipe laterals with 200 gallons. Each lateral took water and probed dry and clean.**

TIME OF TRANSFER INSPECTION TOT# 13420 SETH BROWN CERT # 13190

Owner Name: **MICHAEL CLARK (ESTATE)**

Address: **2197 175th Ct , Winterset , IA 50273**

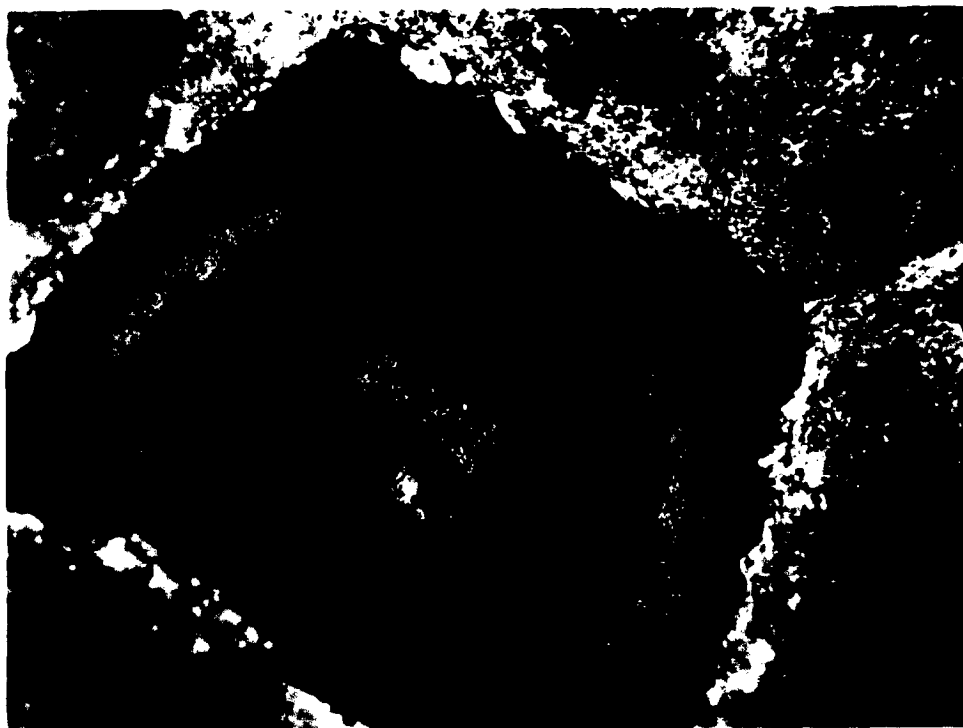
County: **Madison**

Inspection Date: **12/04/2024**

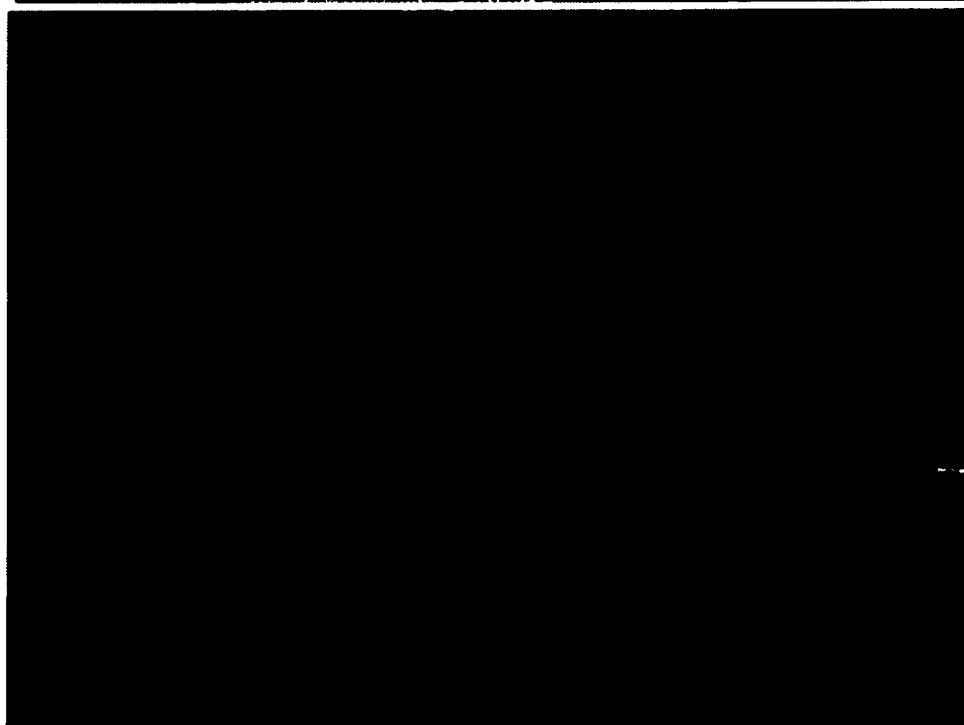
Submitted Date: **12/4/2024**

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









IOWA DEPARTMENT of NATURAL RESOURCES
TIME OF TRANSFER INSPECTION WAIVER
BINDING AGREEMENT for FUTURE INSTALLATION

This agreement is entered into this 9th day of DECEMBER, 2024 by and

between the MADISON County Board of Health and KOMONDOR HOMES, LLC

It is understood that Iowa Code 455B.172(11) requires an inspection of the private sewage disposal system on all properties not specifically exempted in Iowa at the time of transfer.

The property located at 2197 175th Ct. Winterset, IA 50273, Iowa is subject to the inspection,

and the buyer KOMONDOR HOMES, LLC understands there is not an adequate private sewage disposal system serving this property.

It is hereby agreed that

- ☐ the time of transfer inspection will not be required, OR
☒ an inspection has occurred and the system needs to be renovated or replaced

and the buyer agrees that a code compliant private sewage disposal system or connection to a public sewer shall be installed to serve the property and shall be completed no later than 9th day of

April, 2025.

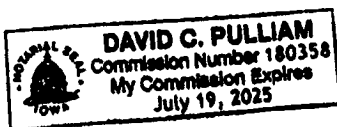
Dated the 9th day of DECEMBER, 2024.

Alison Frank, Manager
Buyer Signature

Ryan Hobart Digitally signed by Ryan Hobart
Date: 2024.12.09 08:44:38
-06'00'

Signature of County Board of Health or
Authorized Representative

*Acknowledged by Alison Frank,
as Manager of Komondor Homes, LLC on 12-9-24.*



DC Pulliam
Notary public - Iowa