

BK: 2026 PG: 2178
Recorded: 7/20/2026 at 2:36:41.0 PM
Pages 14
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 Bench S Enterprises, L.L.C.

Address	P.O. Box 237	Greenfield	Iowa	50849
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name Parks Finishing C16, LLC

Address	191 S. Henning Road	Danville	Iowa	61834
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

2508 Bittersweet Avenue	Winterset	Iowa	50273
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

See attached Exhibit "A".

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.

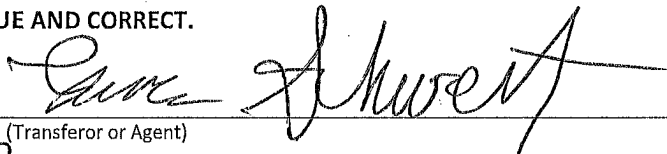
- B. If you checked any box stating "Condition Present" for any of the numbered sections above, continue below. You must complete this form, including providing all required information, and you must submit this form to the county recorder's office with declaration of value.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

Information 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)
Bench S LLC x Lence Schwantz, Member

Telephone No.:

641-745-9191

Exhibit "A"

Parcel "B" in the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described in Plat of Survey dated January 23, 2012 and recorded January 23, 2012 in Book 2012 on Page 202 in the Office of the Madison County Recorder.

TIME OF TRANSFER INSPECTION TOT# 21067 CHANCE PHILLIPPI CERT # 898

Site Information

Parcel Description: **Hog confinement**

Address: **2508 Bittersweet Ave., Winterset, IA 50273**

County: **Madison**

Owner Information

Property is owned by a business: **Yes**

Business Name: **Bench S Enterprises, LLC**

Owner Name:

Email Address: **raschartz@Quad.com**

Address: **PO Box 237, Greenfield, IA 50849**

Phone No: **641-745-5470**

Site related information

No Of Bedrooms: **0**

Facility Type: **Other**

Last Occupied:

Permit issued by County: **Yes**

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

Property Information Comments:

Hog confinement

Inspection Date: **05/18/2026**

Currently Occupied: **Yes**

System Installation Date:

Permit Number: **071-11**

County contacted for records: **Yes**

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **1250**

Tank Material: **Concrete**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **Underground
Specialty, LLC**

Date Pumped: **5/18/2026**

Meets Setback to Well: **Yes**

Well Type: **Unknown**

Distance To Well (Ft.): **300**

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: **Yes**

Functioning As Designed: **Yes**

General Distribution System Comments :

Secondary Treatment

Lateral Field1

Distribution Type: **Distribution Box**

Material Type: **Leaching Chamber**

Trench Width: **36**

Lines: **3**

Total Length of Absorption Line: **225**

System Hydraulic Loaded: **Yes**

Gallons Loaded: **300**

Meets Setback to Well: **Yes**

Well Type: **Unknown**

Distance To Well (Ft.): **300**

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: **The system is in good shape and it functions the way it was designed.**

TIME OF TRANSFER INSPECTION TOT# 21067 CHANCE PHILLIPPI CERT # 891

Owner Name: Bench S Enterprises, LLC

Address: 2508 Bittersweet Ave. , Winterset , IA 50273

County: Madison

Inspection Date: 05/18/2026

Submitted Date: 5/19/2026

Madison County
Office of Zoning and
Environmental Health

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

112 N. John Wayne Drive
P.O. Box 152
Winterset, IA 50273-0152
Telephone: (515) 462-2636

Permit Number 071-11

Date Issued: October 27, 2011

Issued to: Lance & Renee Schwartz
Address: 2508 Bittersweet Ave
 Winterset, Iowa 50273

Legal Description: NW NW Section 20 T75 R29 Webster Twp

POWTS Components Specifications: 1250 gal septic tank – 36" chamber 3 @ 75'

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 and the Madison County Environmental Health Regulations.
3. Permit shall be null and 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 and the system must be approved before it can be put into operation. Notice for inspection must be received with 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: Trench maximum depth: 24"



Environmental Health Officer
Madison County
Office of Zoning and Environmental Health

Application to Construct
Private Sewage Disposal System (PSDS)

112 N. John Wayne Dr.
P O Box 152
Winterset, IA 50273
Telephone (515) 462-2636

Office Use Only					Temp E911:	
Tracking No.	Date Received	Fee Paid	Check #	Date Issued	Section/Township	
071-11	10-27-11	150	7138	10-27-11		

Application will not be accepted until site and soil analysis/percolation information have been received and fee has been paid. For systems requiring an NPDES General Permit #4 (surface discharge), its application must be submitted to this office along with appropriate forms for recording before a permit will be issued.

Please Print All Information.

1. Owner Information (Applicant)				2. Installation Contractor Information			
First Name		Last Name		First Name		Last Name	
Lance		Schwartz		Allen		Akers	
Address				Address			
2508 Bittersweet Ave				2204 175th			
City		State		City		State	
Winterset		Iowa		Winterset		Iowa	
Zip		Zip		Zip		Zip	
50273		50273		50273		50273	
Phone Number (area code)		Cell Phone		Phone Number (area code)		Cell Phone	
				515-462-1015		468-0091	

3. System Requirement Information		4. Site and Soil Evaluator (Percolation Test/Soils Analysis)	
IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED		PERCOLATION/SOILS ANALYSIS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT	
Minimum Tank Size Required		Date test taken _____ Test taken by _____	
1-3 Bedroom	1250	Passed: _____ Failed: _____	
4 Bedroom	1500	Percolation Rate: _____	
5 Bedroom	1750	Soils Loading Rate: _____	
6 Bedroom	2000		

5. Type of Submittal		6. Address Information	
☐ New House ☐ Existing House ☐ Repair, Tank ☐ Repair, Treatment Area ☐ System Replacement Previous Permit #:		911 Address or nearest road: 2508 Bittersweet Ave Legal Description: NW - NW - 20 - 75 - 29	

7. Type of Building (Completed by Owner)			
Building Square ft.:	Number of Bedrooms:	Number of Bathrooms:	Non-Residential uses:
0	0	1	
Other buildings served by this system:		Any other circumstances which may affect water usage:	
NONE			
Water softeners must be routed to a brine pit independent of septic system.			

8. Tanks			
Your contractor or system designer should complete the remaining portion of this application.			
Septic Tank	Type:	Size:	Manufacturer:
	concrete	1250	Best PreCast
Pump Tank	Type:	Size:	Manufacturer:
Additional Tank	Type:	Size:	Manufacturer:

9. Secondary Treatment Area					
Laterals	Type:	Length of each:	Total number:	Maximum trench Depth:	
	36" chamber	75'	3	24	
Sand Filter	Square ft.:	Length:	Width:		
Peat System	Model:	Manufacturer:			
Other	Description:				

I hereby attest the truth and accuracy of all facts and information presented on this application. Request for inspection of the system must be made 24 hours in advance. Water at the site to test the distribution box must be available. Discharging systems must be covered by a maintenance agreement, which shall be recorded in the Madison County Recorders Office. Discharging systems also require periodic testing as set forth in IAC Chapter 69 and Madison County Environmental Health Regulations.

Applicant Signature:	Date:
[Signature]	Oct 27 - 2011

It is unlawful to start construction, reconstruction, or repair of any PSDS prior to issuance of a PSDS permit by the Environmental Health Officer.

RLI1002 PID 60012204400000 00 Tax Dist 600 000 Class A INQUIRY
2011 061 Map# 000000920100001 GIS#

Inquiry
Property 005392121 CON Schwartz, Lance L & Renee'
Ownership PO BOX 237

Bench S Enterprises Inc.

GREENFIELD

IA 50849-

009994461 DED SCHWARTZ, ARLENE L

Location 000000

Street

City

Recorded AFF 2011 2033 8/01/2011

2033 2011/07/29

Documents

Misc

Exempt Code

No Ag Cr

Vin

Sec-Twp-Rng 020 075 029 Cty-Adn-Blk

00020

Title

Legal Desc NW NW

Applications Typ 1 AGL Ovr Amt
Typ 3 Ovr Amt

11,733

Typ 2

Ovr Amt

Typ 4

Ovr Amt

100%Gs 22,700 Gr

Acres Typ
40.00 LND

Value
22,700

Rollback
22,700

Acres
39.00

100%Nt 22,700 Ex

1.00 EXM

1.00

TaxGrs 22,700 PE

.00

Milt Dr

.00

TaxNet 22,700 Net

39.00

F3=Exit F10=Owners

F12=Prev F13=Rec Doc F14=Image F15=Legal F16=Notes

F17=IE F18=TaxHist F19=Aplc F20=Value F21=Print F22=View Image F23=Indexing

MADISON COUNTY ENVIRONMENTAL HEALTH

PERCOLATION TEST REPORT

TEST #

Date taken: 10-25-11

By: Jim Vance & Bryan McDonald

Owner: Lance Schwartz

Site Address: 2508 Bittersweet Ave., Winterset, IA Phone No. (641) 745-5191

Lot Size: 40 acres Legal Description: The NW 1/4 of the NW 1/4 of Sec. 20-T75N-R29W

Structure: X New, Existing

Owner's Current Mailing Address: 2143 210th St., Fontanelle, IA 50846

Time for 1 inch of water: 1. 40.0 min 2. 40.0 min 3. 40.0 min 4. 30.0 min 5. 37.5 min/in

Depth of hole at time of test: 1. 24" 2. 24" 3. 24" 4. 24" 5. 24"

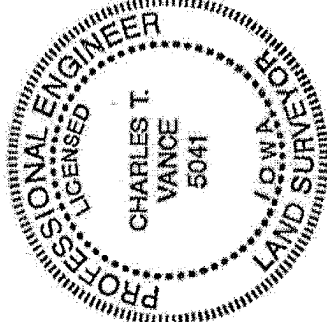
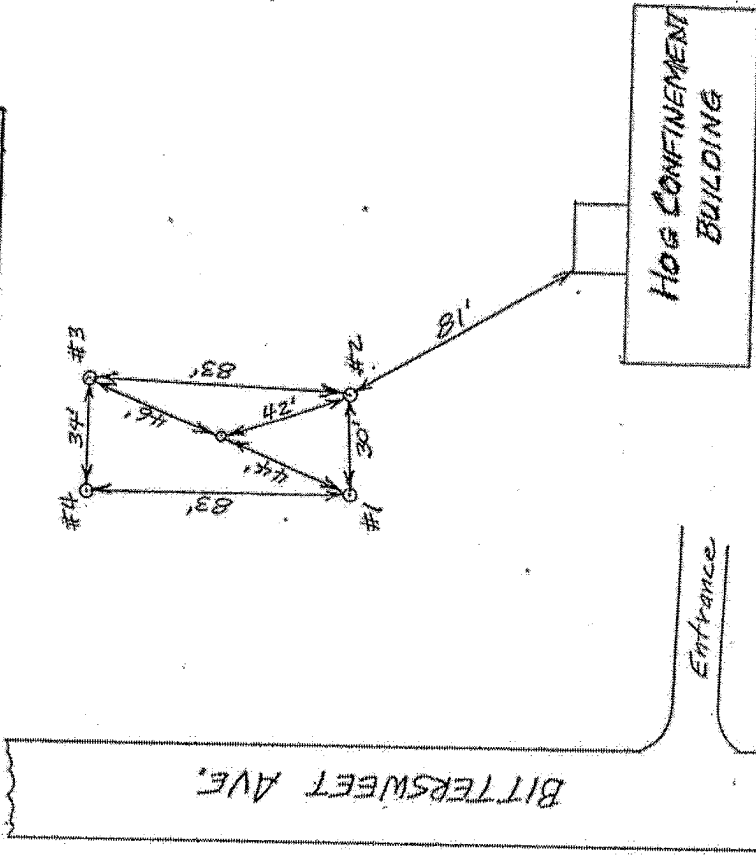
Results of 6 foot hole: No Rock, No Water

Restroom and/or 1/4 1/4 Sec typ range

Installer: Allen Akers

Width of Trench	Total Lateral Footage	Number of Laterals Req'd	Avg. Length of Laterals
2 feet	340 feet	4 each	85 feet
3 feet	225 feet	3 each	75 feet

No while must all rest
Lackey
Randy Akers



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: 25 Oct. 2011

Reg. No. 5041

Exp. Date: 21 Oct. 2011

Permit No 071-11 Name: Schwartz 911 Sign Locate ☐

Date of Inspection: 10/31/11 Inspected by: Elton Root

Contractor: Allen Akers

Dwelling under construction or moved in Yes ☒ No ☐

Setbacks

Meets required setbacks.

- Rural Water Yes ☒ No ☐
- Private wells/heat pump wells/suction water lines/lakes Yes ☒ No ☐
- Outside required 50-foot setback for tank Yes ☒ No ☐
- Outside required 100-foot setback for laterals Yes ☒ No ☐
- Streams/ponds (25-25 ft)-ditches (10-10 ft) Yes ☒ No ☐
- Indications of water lines under pressure Yes ☒ No ☐

Comments:

Building Sewer

- Clean outs – one right outside of house Yes ☒ No ☐
- location of cleanout inside house and set requirement Yes ☒ No ☐
- Pipe is SCH 40 and has a 4-inch diameter. Yes ☒ No ☐
- Grade – has adequate fall. Yes ☒ No ☐

Comments:

Tank

- Septic Tank Size & Manufacturer 1250 Lister Concrete ☒ Plastic ☐
- Pump Tank Size & Manufacturer Concrete ☐ Plastic ☐
- Septic compartments, meet the specs for capacity. Yes ☒ No ☐
- Baffle Yes ☒ No ☐
- Inlet/Outlet tees are ok. Yes ☒ No ☐
- Effluent filter in the outlet. Yes ☒ No ☐ Manuf. Zabel
- Tank depth. 16 inches
- Risers Yes ☒ No ☐
- Lids above grade screwed on Yes ☐ No ☒ Will be ☐

Comments:

Distribution Box

- Brand Tuf-Tite Other
- Bedded in cement. Yes ☒ No ☐ Will be ☐
- Has required inlet baffle. Yes ☒ No ☐ Will be ☐
- Outlet levels –are level. Yes ☐ No ☐ Unknown ☒

Comments:

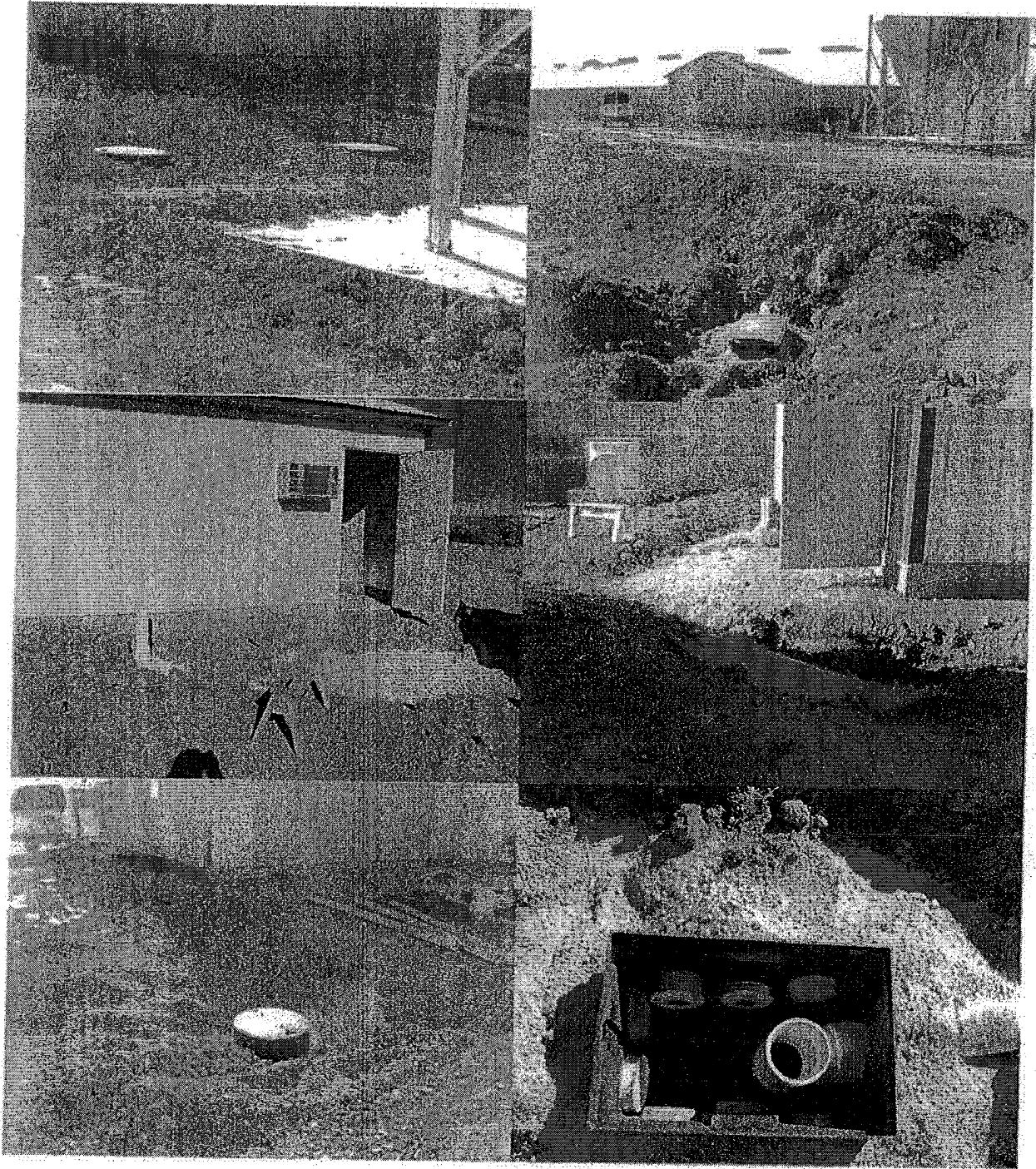
Laterals

- Distribution lines: 4 -inch PVC pipe – SCH35
- Lateral used. 36" Chamber Reduction? Yes ☒ No ☐
- Lateral depth. 20 inches Perc depth 24 inches
- Laterals were level. Yes ☒ No ☐
- Adequate amount of undisturbed soil between laterals. Yes ☒ No ☐
- Distance 8 feet between laterals.

Comments:

Permit # 071-11 Schwartz Hog confinement inspection 10/31/11

2508 Bittersweet Ave.



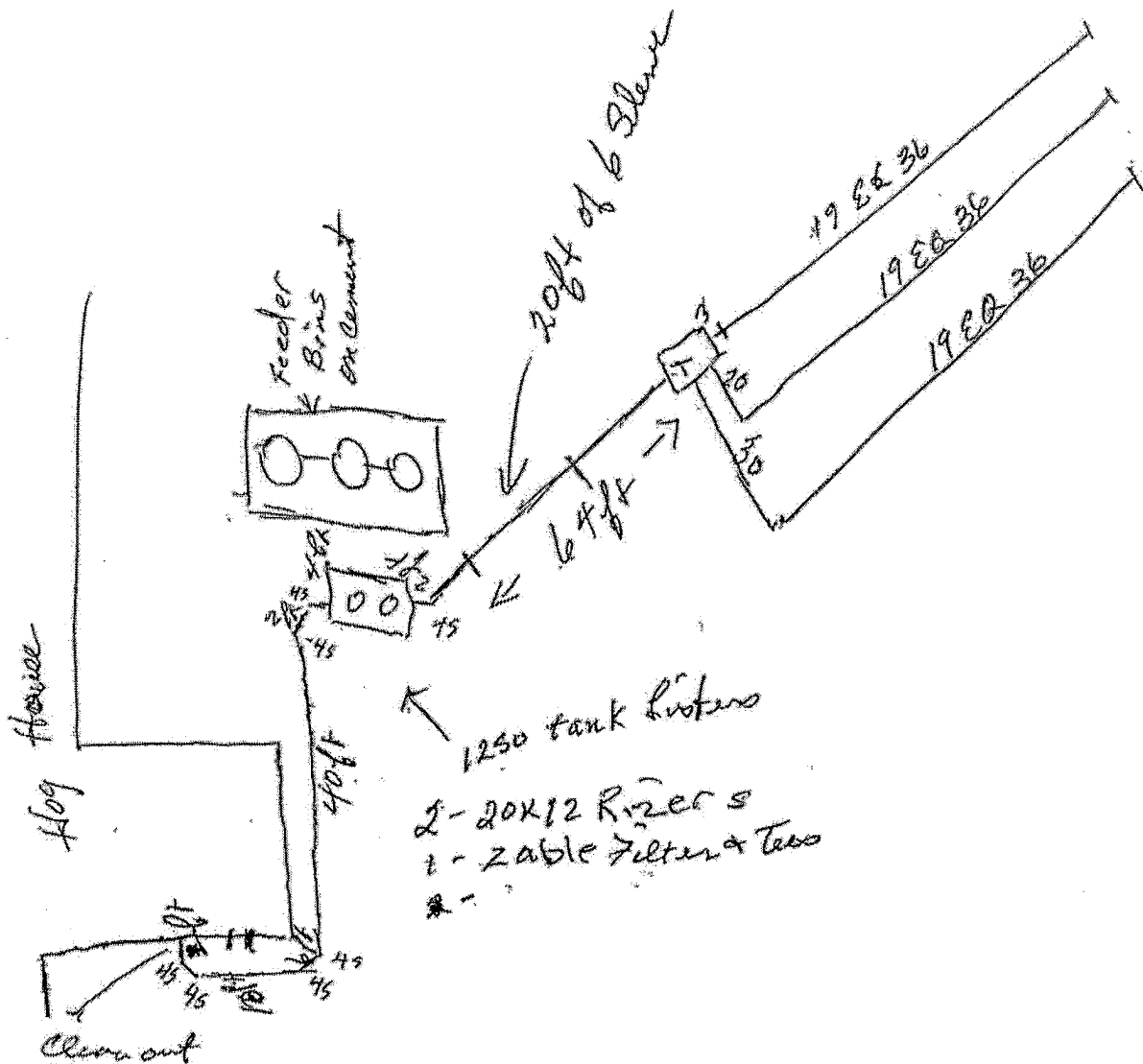
Hog House on Bittersweet Ave

Oct 29, 2011

2508 Bittersweet Ave

Permit # 071-11

Inspection 10/31/11



North ↑