



Document 2026 GW2445

Book 2026 Page 2445 Pages 19

Date 8/17/2026 Time 1:12:59PM

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), [REDACTED]. 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	Shane and Leilani Dupes Revocable Trust, a Revocable Living Trust			
Address	2813 Millstream Avenue	Peru	IA	50222
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name	Taylor Black and Hunter Black			
Address	2813 Millstream Avenue	Peru	IA	50222
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

2813 Millstream Avenue	Peru	Iowa	50222
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Parcel "A" located in the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of Section Six (6), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.037 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 699 on June 13, 1996, 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, [REDACTED]. 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:

functioning well, 30ft S of House

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)

Telephone No.:

515-~~278~~ 720-5435

TIME OF TRANSFER INSPECTION TOT# 22570 DREW HODGES CERT # 14481

Site Information

Parcel Description: **REVISED 14481**

Address: **2813 Millstream Ave, Peru, IA 50222**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Leilani Dupes**

Email Address: **leilani.dupes@gmail.com**

Address: **2813 Millstream Ave, Peru, IA 50222**

Phone No: **515-720-5435**

Additional Contact Information

Name

beth ernst

Email Address

team@theernstgroup.com

Affiliate Type

Realtor

Site related information

No Of Bedrooms: **2**

Facility Type: **Residential**

Last Occupied: **06/23/2026**

Permit issued by County: **Yes**

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

Property Information Comments:

Inspection Date: **07/31/2026**

Currently Occupied: **No**

System Installation Date: **08/02/2004**

Permit Number: **079-04**

County contacted for records: **Yes**

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Tank Material: **Concrete**

No. of Compartments: **2**

Type: **Septic Tank**

Tank Corrosion Type: **Slight**

Pump Tank Chamber: **No**

Tank Size (Gal): **1500**

Liquid Level Type: **Normal**

Licensed Pumper Name: **Rogers Septic**

Date Pumped: 7/7/2026	Meets Setback to Well: Yes	Well Type: Private
Distance To Well (Ft.): 100	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: 24
Lines: 3	Total Length of Absorption Line: 300	System Hydraulic Loaded: Yes
Gallons Loaded: 250	Meets Setback to Well: Yes	Well Type: Private
Distance To Well (Ft.): 150	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 from the main house goes to septic. All wastewater from Mother in law sweet goes to septic (confirmed via purple dye to septic). All wastewater from shop goes to septic (confirmed via green dye to septic)**

1500 gallon watertight concrete tank with slight deterioration. Unable to probe though outlet wall. Accessible by lids and rivers to ground surface. Inlet and outlet baffle present. Outlet filter present. Plastic D-box is watertight inlet baffle present. Speed levelers present. Hydraulic load tested 250 gallon (via house) to 3 x 100ft equaling 300 ft of 24 inch wide chamber laterals. Laterals took all water and probed dry/clean.

TIME OF TRANSFER INSPECTION TOT# 22570 DREW HODGES CERT # 14481

Owner Name: **Leilani Dupes**

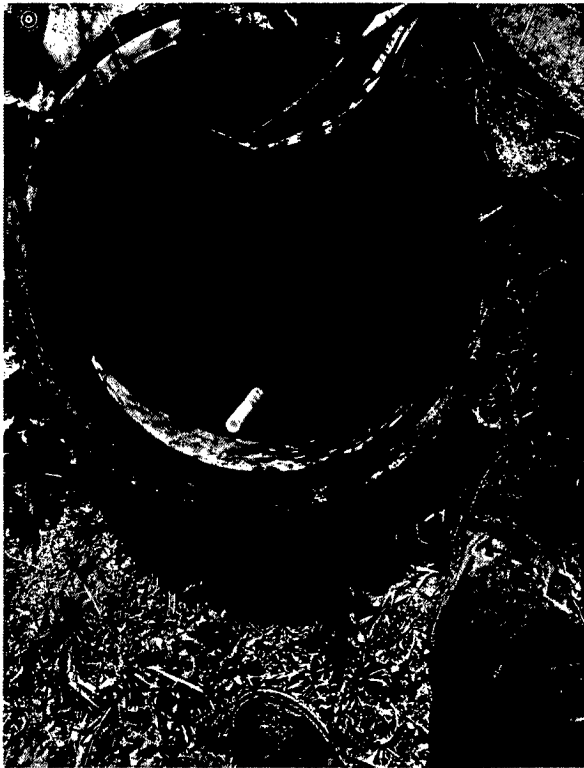
Address: **2813 Millstream Ave , Peru , IA 50222**

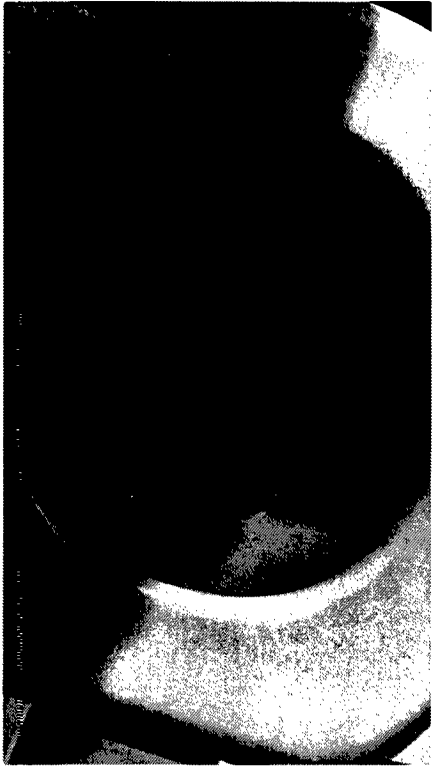
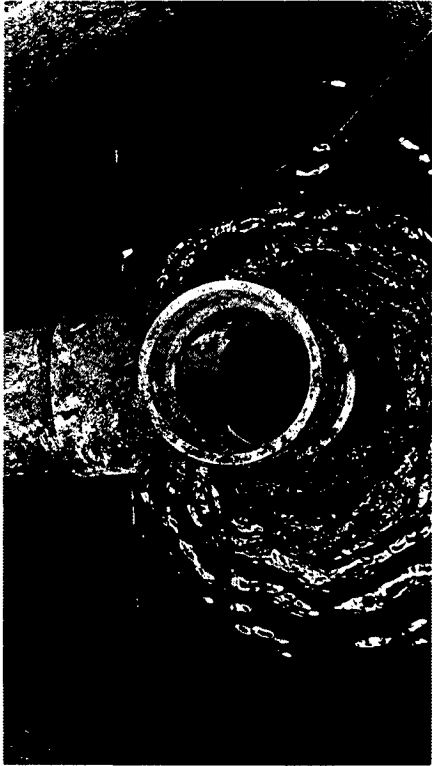
County: **Madison**

Inspection Date: **07/31/2026**

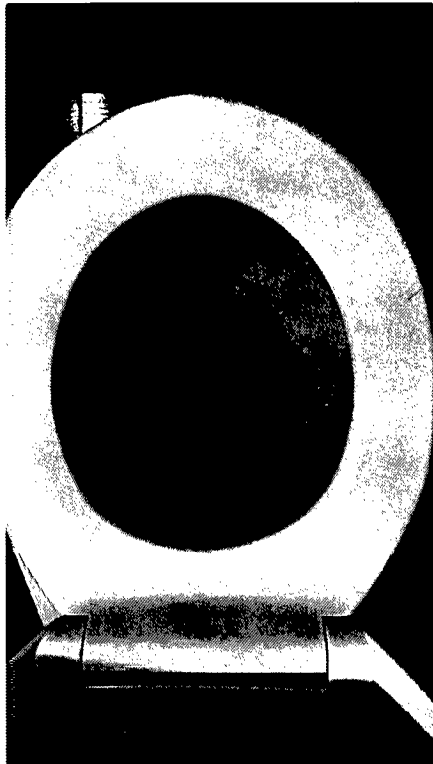
Submitted Date: **7/31/2026**

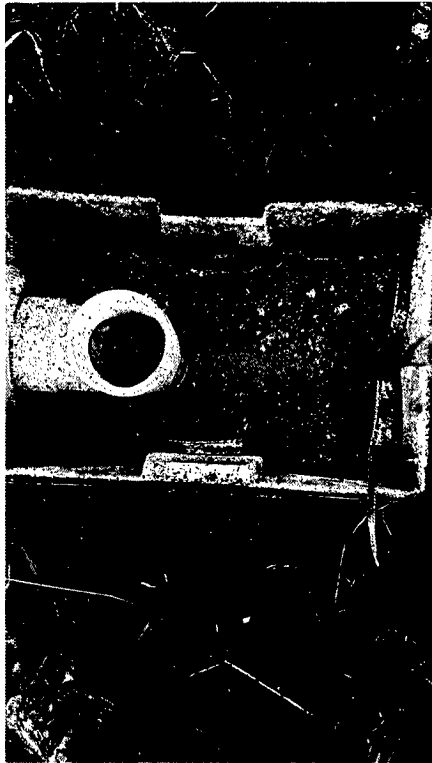
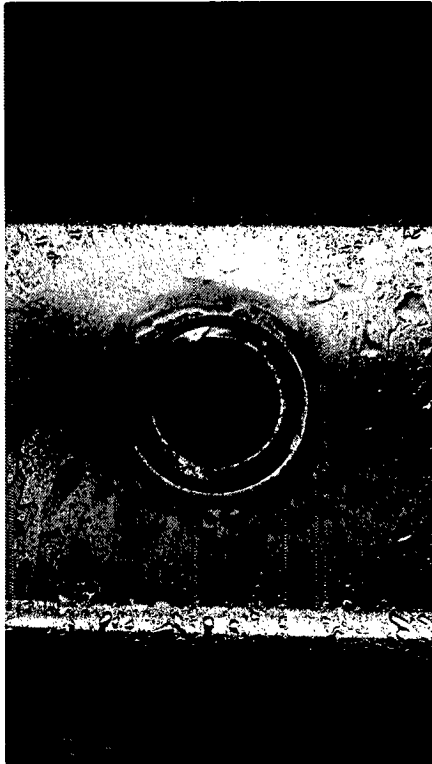
This page certifies a Time of Transfer inspection was conducted and submitted for the property listed above in accordance with Subrule 567 IAC 69.2(8).











Madison County
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: 079-04

Date Issued: August 2, 2004

Issued to: Michael & Julie Speltz
Address: 2813 Millstream Ave
Peru, Iowa 50222

700150624012000

Legal Description: PARCEL A NE CORNER 185 X 715' 3.04A Section 6 T74 R27 Walnut Twp

POWTS Components Specifications: 1500 gal septic tank – EQ24 3 @ 100

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: Maximum trench depth is 30"



**Environmental Health Officer
Madison County
Office of Zoning and Environmental Health**

Application to Construct
Private On-Site Wastewater Treatment
System (POWTS)

Office Use Only					Temp E911:		
Tracking No.	Date Received	Fee Paid	Date Issued	Date Inspected	Date Approved	Section/Township	NPDES Authorization #
079-04	8-2-04	150	8-2-04				

Application will not be accepted until site and soil analysis/percolation information, and two diagrams of the system layout, profiles and cross-sections 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 and appropriate forms recorded before a permit will be issued.

Please Print All Information.

1. Owner Information (Applicant) First Name: <u>Michael & Julie Spelty</u> Last Name: <u>Spelty</u> Address: <u>2813 Millstream Ave</u> City: <u>Peru, IA</u> State: <u>50222</u> Zip: <u></u> Phone Number (area code): <u>462 9389</u> Fax or E-mail: <u></u> Cell Phone: <u></u>		2. Contractor Information First Name: <u>Larry Huff</u> Last Name: <u>Huff</u> Address: <u>1996-295th Lane</u> City: <u>Winterset, IA</u> State: <u></u> Zip: <u></u> Phone Number (area code): <u></u> Fax or E-mail: <u></u> Cell Phone: <u></u>	
3. System Requirement Information IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED Minimum Tank Size Required 1-3 Bedroom 1000 4 Bedroom 1250 5 Bedroom 1500 6 Bedroom 1750		4. Site and Soil Evaluator (Percolation Test) PERCOLATION TEST MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT Date test taken: <u></u> Test taken by: <u></u> Test Results: Hole 1 <u></u> min/in Hole 2 <u></u> min/in Hole 3 <u></u> min/in Hole 4 <u></u> min/in Average <u></u> min/in Depth of Test Holes <u></u> Number of Laterals Required <u></u> Length of Laterals Required <u></u> ft. ea	
5. Type of Submittal ☒ New ☐ Revision ☐ Repair, Tank ☐ Repair, Treatment Area ☐ System Replacement Previous Permit #: <u></u>		6. Address Information Location, Number & Street of project (if unknown, indicate nearest road): <u>Millstream Ave</u> Legal Description: <u>Parcel A N&S corner 185' x 715' 3.04 A</u> <u>6-74-27 Walnut Twp</u>	
7. Type of Building (Completed by Owner) ☒ Residential Number of Bedrooms: <u>3</u> ☐ Commercial/Other Non-Residential Use: <u></u> Other buildings served by this system: <u>None</u> ☐ Garbage Disposal ☐ High Water Usage Appliance (i.e. whirlpool bath, water softener) Qty: <u></u>			
Your contractor or system designer should complete the remaining portion of this application.			
8. Primary and/or Mechanical Treatment Type: <u>Concrete</u> Manufacturer: <u>Sister</u> Model: <u></u> Size (gal): <u>1500</u> Type: <u></u> Manufacturer: <u></u> Model: <u></u> Size (gal): <u></u>		9. Pump/Siphon ☐ Not Applicable Type: <u></u> Manufacturer: <u></u> Model: <u></u> Dosing Frequency: <u></u>	
10. Secondary Treatment Area Type: ☐ Not Applicable			
Type of Laterals	Number of Laterals	Length of ca. Lateral	Other
<u>2024</u>	<u>3</u>	<u>100</u>	<u></u>
		Other	Maximum Trench Depth (inches): <u>30"</u>

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. Mechanical systems require use of a free-access sand filter and must be covered by a maintenance agreement, which must be recorded in the Madison County Records Office. Discharge from mechanical systems and sand filters require periodic testing as set forth in IAC Chapter 69 and the results submitted to BOH.

Applicant Signature: Julie Spelty

Date: 8-2-04

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

MADISON COUNTY ENVIRONMENTAL HEALTH

PERCOLATION TEST REPORT

TEST #

Date taken: 5-5-04

By: Jim Vance

Owner: Mike Speltz

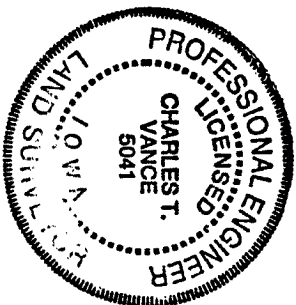
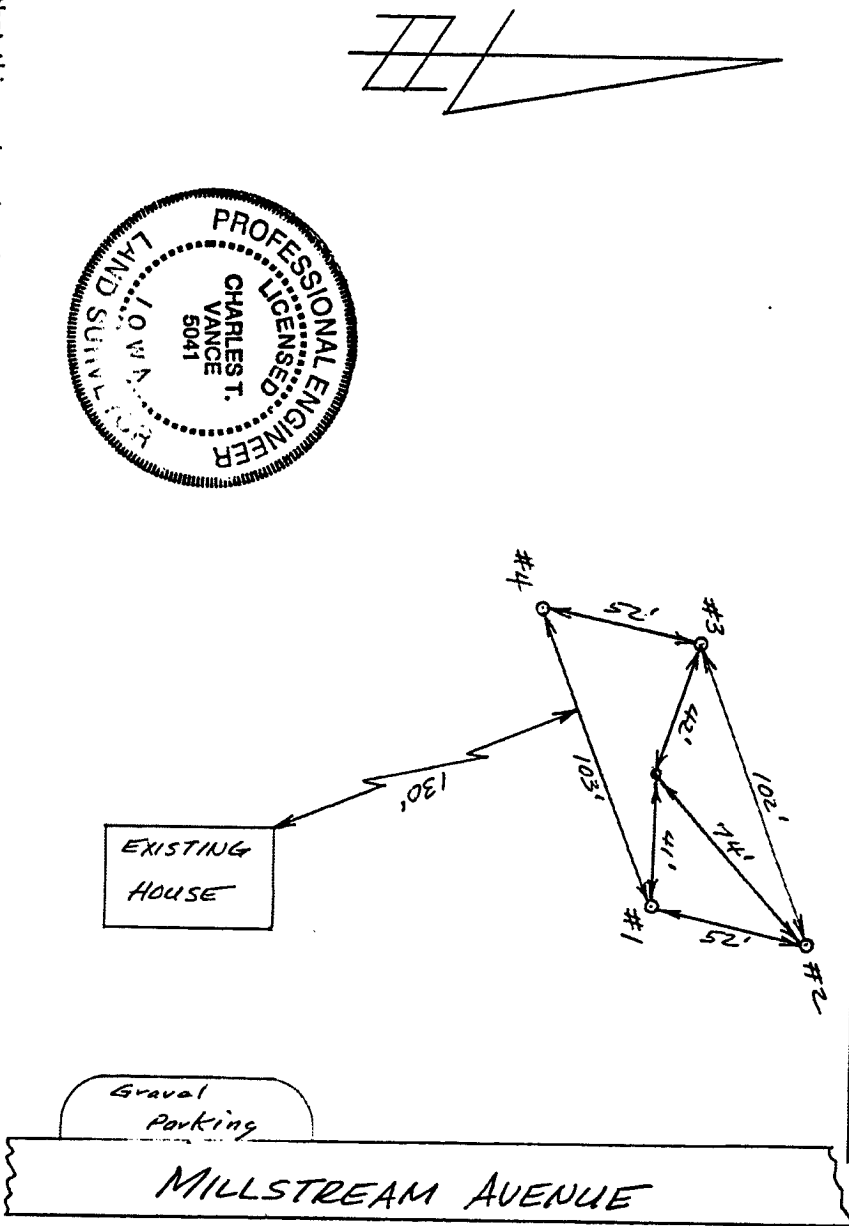
Site Address: 2813 Millstream Ave.

Phone No. 508-6474

Lot Size: 3 acres Legal Description: Parcel "A" in the NW 1/4 of the NE 1/4 of Sec. 6-T47N-R27W
 Structure: New X Existing # Bedrooms: 2 3 Installer: Steve Mead
 Owner's Current Mailing Address: 2813 Millstream Ave. Peru, Iowa 50222

Time for 1 inch of water: 1. 13.3 min 2. 20.0 min 3. 12.3 min 4. 12.3 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: 300 feet Drawing of perc site below.
 Number of laterals required: 3 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: 6 May 2004 Reg. No. 5041 Exp. Date: 31 Dec. 2005

RLI1002 PID 700150624012000 00 Tax Dist 700 00 Class R INQUIRY
2003 061 Map# 000001506200006 GIS#

Property 005666000 DED Speltz, Michael J & Julie A
Ownership 2813 Millstream Ave
Peru IA 50222-

0000000000

Location 2813 Street MILLSTREAM AVE City PERU

Rec REC 137 599

Doc
Misc Exempt Code No Ag Cr VIN#

Sec-Twp-Rng 006 074 027 Cty-Adn-Blk 00006 Title

Legal Desc PARCEL A NE CORNER 185'X715' 3.04A

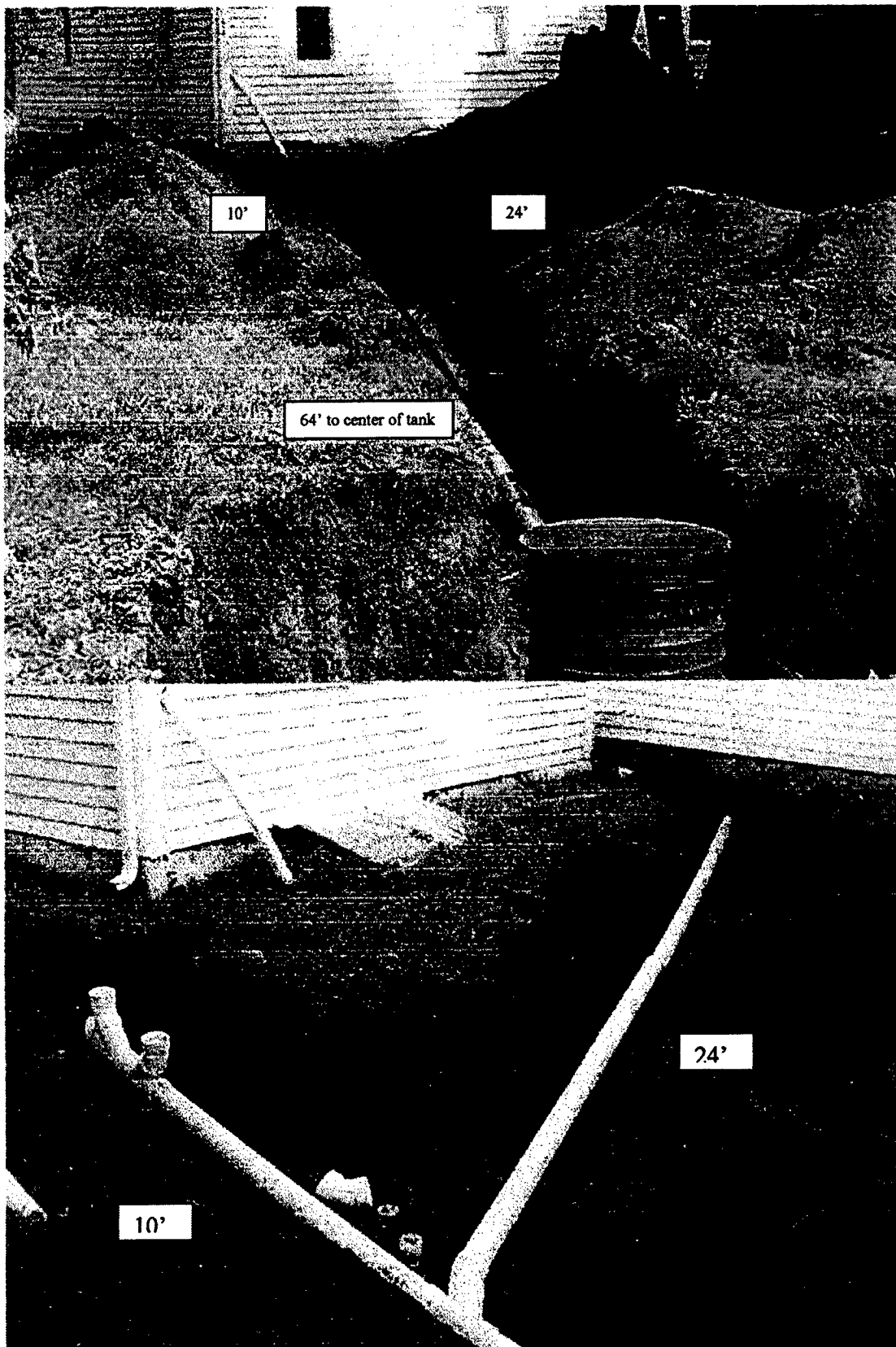
Applications Typ 1 H.. Ovr Amt Typ 2 Ovr Amt

Typ 3 Ovr Amt Typ 4 Ovr Amt

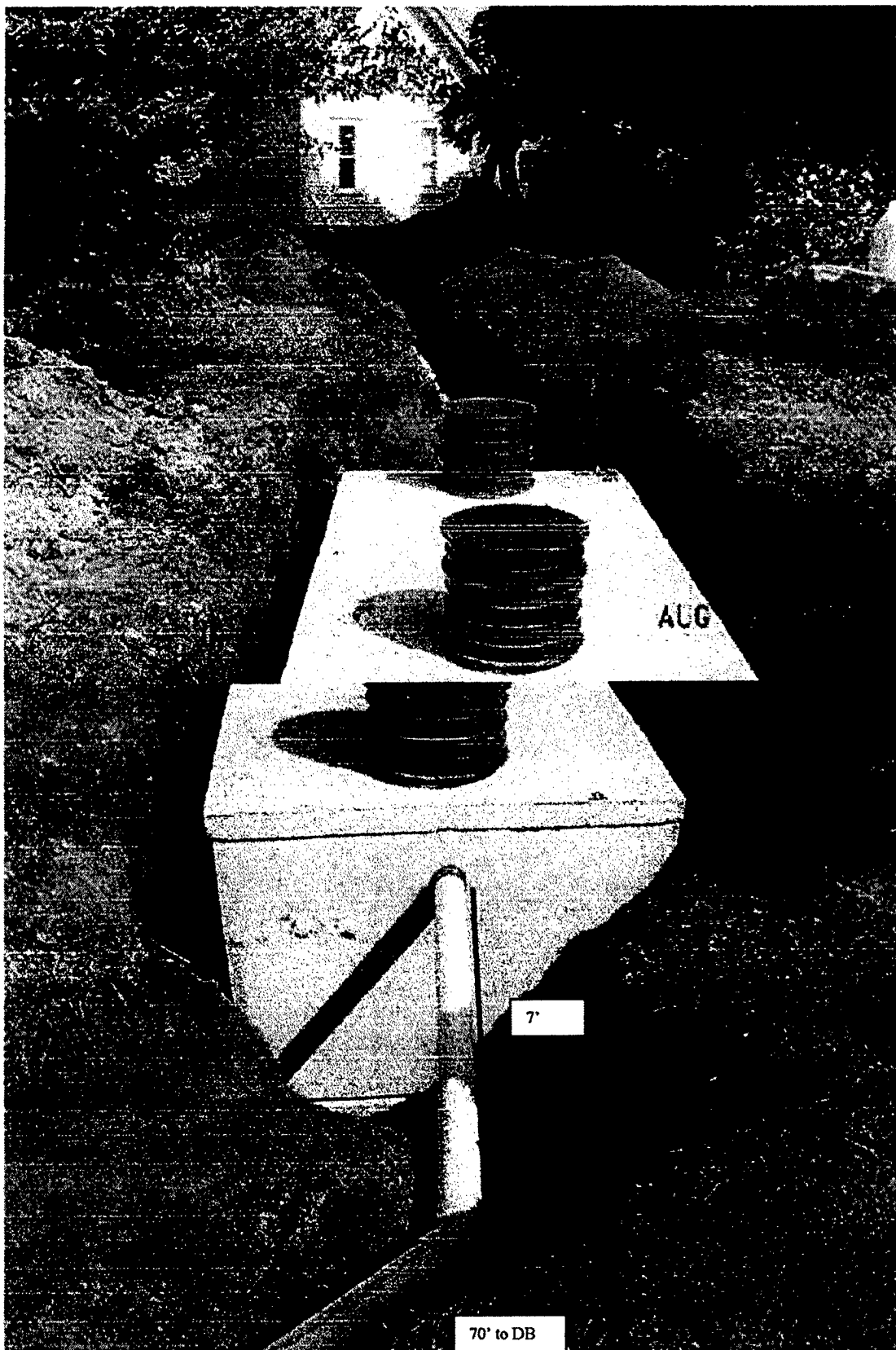
	100%	Rollback	Gr	Acres	Typ Desc	Value	Rollback	Acres
Grs	75,600	36,632	Ex	3.04	LND Land	29,700	14,391	2.21
Mil			PE	.83	BLD Bldgs	45,900	22,241	
Net	75,600	36,632	Dr	.00	EXM Exempt			.83
			Net	2.21				

F3=Exit F10=Ownership F12=Prev F13=Rec Doc F14=Image F15=Legal F16=IE
F18=TaxHist F19=Applc F20=Value F21=Print F22=View Image F23=Indexing

#079-04



#079-04



1500 gal
Lister tank

7'

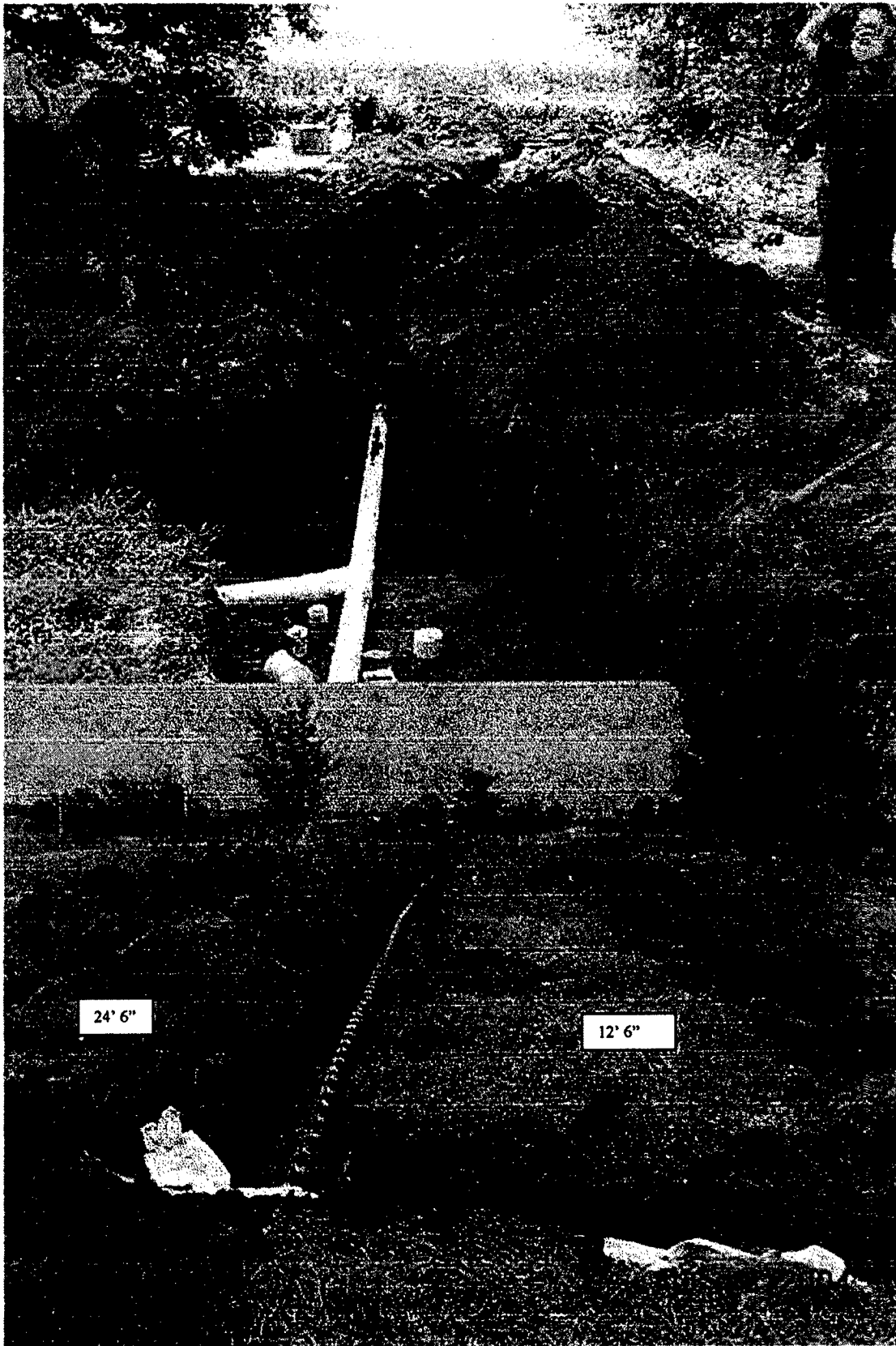
70' to DB

#079-04



#079-04

Michael & Julie
Speltz
Permit # 079-04



road

24' 6"

12' 6"

Distr Box