

BK: 2026 PG: 860
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Pages 8
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	<u>Matthew W. Holeton and Heather Holeton</u>			
Address	<u>1720 Merriam Ct</u>	<u>Winterset</u>	<u>IA</u>	<u>50273</u>
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name	<u>Andrew Wagner and Shey Wagner</u>			
Address	<u>1821 Millstream Avenue</u>	<u>Winterset</u>	<u>IA</u>	<u>50273</u>
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

<u>1821 Millstream Avenue</u>	<u>Winterset</u>	<u>Iowa</u>	<u>50273</u>
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

Lot Twenty-five (25) of Covered Bridge Estates, located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Eighteen (18), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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, **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:


(Transferor or Agent)

Telephone No.: 402-616-1623



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER

DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 19540 MIKE HARKIN CERT # 9450

Site Information

Parcel Description: **400071800250000**

Address: **1821 millstream ct, Winterset, IA 50273** County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Matt Holeton**

Email Address:

Address: **1821 millstream ct, Winterset, IA 50273**

Phone No: **515-468-0409**

Additional Contact Information

Name	Email Address	Affiliate Type
Sarah Cowman	cowman.sm@gmail.com	Realtor

Site related information

No Of Bedrooms: 4	Inspection Date: 02/27/2026
Facility Type: Residential	Currently Occupied: No
Last Occupied: 06/01/2025	System Installation Date:
Permit issued by County: Yes	Permit Number:
All plumbing fixtures enter septic system: Yes	County contacted for records: Yes
Property Information Comments: All plumbing fixtures appear to go into the septic tank	

Primary Treatment

Tank 1

Tank Name: Tank 1	Type: Septic Tank	Tank Size (Gal): 2000
Tank Material: Concrete	Tank Corrosion Type: None	Liquid Level Type: Normal
No. of Compartments: 2	Pump Tank Chamber: No	Licensed Pumper Name: Wiegert

Date Pumped: **2/27/2026** 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: **2000 gallon cement septic tank was in good working condition with baffles & filter**

General Primary Treatment Comments:
Septic tank was functioning as designed

Distribution Type

Distribution System : **No**

General Distribution System Comments :

Secondary Treatment

Pkg Treatment Media Filter1

Media Type: Coco	Manufacturer: Ecoflo	Model Number: 600
Serial Number: ?	Maintenance Contract: Yes	
Maintenance Provider: Rogers		
System Hydraulic Loaded: Yes	Gallons Loaded: 250	Discharge At Time of Inspection: No
CBOD5 Results (mg/L):	TSS Results (mg/L):	Disinfection Present: No
Disinfection Type:	Tertiary Treatment Present: No	Tertiary Treatment Type:
Meets Setback to Well: N/A	Well Type:	Distance To Well (Ft):
GP4 Permitted: No	GP4 Required: No	Vent(s) Present: Yes
Media Present: Yes	Outlet Found: Yes	Sample Taken: No
System Located on Owner Property: Yes	Easement Present: N/A	Functioning as Designed: Yes

Comments:

General Secondary Treatment Comments: **Ran water into media filter ,water tray was working properly,coco Media looks good at time of inspection**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **Septic tank is in good working condition, with baffles & filter ecoflo coco looks good no bio mater presant ,ran water from septic tank to coco tank water tray was in good working condition evenly distributing water,no water came out of discharge pipe ,there was a Perforated tile pipe there too from the gutters which had some water, also there was a clean out pipe after the coco filter,ran water in it too , still no discharge water coming out the end of pipe,this is why I couldn't get a water sample**



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GOVERNOR KIM REYNOLDS
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DIRECTOR KAYLA LYON

TIME OF TRANSFER INSPECTION TOT# 19540 MIKE HARKIN CERT # 9450

Owner Name: **Matt Holeton**

Address: **1821 millstream ct , Winterset , IA 50273**

County: **Madison**

Inspection Date: **02/27/2026**

Submitted Date: **2/27/2026**

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).



