

BK: 2026 PG: 975
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 Pages 7
 County Recording Fee:
 Iowa E-Filing Fee: \$0.00
 Combined Fee:
 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/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 LEO HENSLEY AND JUDY HENSLEY

Address	6980 Cody Drive	West Des Moines	Iowa	50266
	Number and Street or RR	City, Town or PO	State	Zip

TRANSFeree:

Name FRANK DUNHAM AND SALLY DUNHAM

Address	1706 Mueller Court	Winterset	Iowa	50273
	Number and Street or RR	City, Town or PO	State	Zip

Address of Property Transferred:

1706 Mueller Court	Winterset	Iowa	50273
Number and Street or RR	City, Town or PO	State	Zip

Legal Description of Property: (Attach if necessary)

LONG LEGAL - 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:

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

Signature: Leo Hensley dotloop verified
04/01/26 10:46 AM CDT
VBRU-TTRT-IEMQ-GCQV Telephone No.: (515) 468-1999
(Transferor or Agent)

Judy Hensley dotloop verified
04/01/26 10:46 AM CDT
IWAZ-15CZ-BAKP-TJSE

TIME OF TRANSFER INSPECTION TOT# 19275 MIKE HARKIN CERT # 9450

Site Information

Parcel Description: **400070380080000**

Address: **1706 Mueller ct, Winterset, IA 50273**

County: **Madison**

Owner Information

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

Business Name:

Owner Name: **Leo Hensley**

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

Address: **1706 Mueller ct, Winterset, IA 50273**

Phone No: **515-468-1997**

Additional Contact Information

Name	Email Address	Affiliate Type
Ashlee Knickerbocker	ashlee@knickerbockerdsm.com	Realtor

Site related information

No Of Bedrooms: **3**

Inspection Date: **01/16/2026**

Facility Type: **Residential**

Currently Occupied: **Yes**

Last Occupied:

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 to the septic tank

Primary Treatment

Tank 1

Tank Name: **Tank 1**

Type: **Septic Tank**

Tank Size (Gal): **1250**

Tank Material: **Plastic**

Tank Corrosion Type: **None**

Liquid Level Type: **Normal**

No. of Compartments: **2**

Pump Tank Chamber: **No**

Licensed Pumper Name: **Wiegert**

Date Pumped: **1/16/2026** 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: **1250 gallon plastic septic tank was functioning as designed**

General Primary Treatment Comments:

2 compartment septic tank with baffles & filter was in good working condition

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 : **Plastic distribution box with baffle & speed levelers all look good**

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: **250** 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: **Laterals all took water at time of inspection**

General Secondary Treatment Comments: **3 laterals 36" wide , 75 ft length each looks good ,no ponding or saturation present at time of inspection**

Narrative Report

TOT Inspection Report Overall Narrative Comments: **Septic system was properly working at time of inspection,& functioning as designed,this doesn't guarantee for future operations**

TIME OF TRANSFER INSPECTION TOT# 19275 MIKE HARKIN CERT # 9450

Owner Name: **Leo Hensley**

Address: **1706 Mueller ct , Winterset , IA 50273**

County: **Madison**

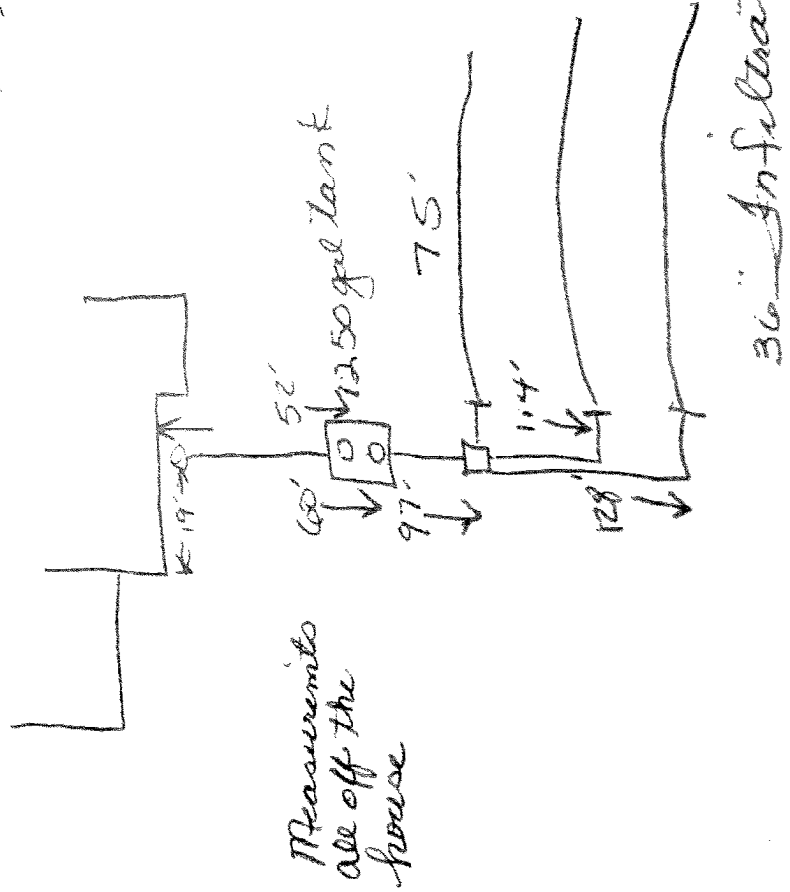
Inspection Date: **01/16/2026**

Submitted Date: **1/16/2026**

Hydro Print

Approved: _____
Date: _____
Certified: _____
Inventor: _____

Geo Hensley
Permit # 1952



1/16/2026 1:07:56 PM