



# RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This form is approved by the Iowa City Area Association of REALTORS®



Address of Property:

202 E Grinnell Street, Gibson, IA 50104

**PURPOSE:** Use this statement to disclose information as required by Iowa Code Chapter 558A. This law requires certain sellers of residential property that includes at least one (1) but no more than four (4) dwelling units to disclose information about the property to be sold. The following disclosures are made by the seller(s) and not by any agent on behalf of the seller(s).

**INSTRUCTIONS TO SELLER(S):** (1) Seller(s) must complete this statement. Complete all questions, or attach reports allowed by Iowa Code Section 558.A.4; (2) Disclose all known conditions materially affecting this property; (3) If an item does not apply to this property, check the "N/A" box as not applicable; (4) You must provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information and indicate by using "AP", or if the information is unknown indicate by checking the "UNK" box. (5) Additional pages may be attached to this form as needed; (6) Keep a copy of this statement with your other important papers.

1. Basement/Foundation: Any known water or other problems? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 If yes, explain: \_\_\_\_\_  
 Dates of repairs and/or replacement: \_\_\_\_\_
2. Roof: Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 Any known repairs? ☒ Yes ☐ No ☐ N/A ☐ UNK  
 If yes to either, explain: \_\_\_\_\_  
 Dates of repairs and/or replacement: July 2020
3. Well and Pump: Any known problems? ☐ Yes ☐ No ☒ N/A ☐ UNK  
 Any known repairs? ☐ Yes ☐ No ☒ N/A ☐ UNK  
 If yes to either, explain: \_\_\_\_\_  
 Dates of repairs and/or replacement: \_\_\_\_\_  
 Any known water tests? ☐ Yes ☐ No ☒ N/A ☐ UNK  
 If yes, date of last report: \_\_\_\_\_  
 Results of last report: \_\_\_\_\_
4. Septic Tanks / Drainage Fields: Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 If yes, explain: \_\_\_\_\_  
 Date of repairs and/or replacement: \_\_\_\_\_  
 Location of septic tank: South of house  
 Date tank was last cleaned/pumped: May 2025
5. Sewer System: Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 Any known repairs? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 If yes to either, explain: \_\_\_\_\_  
 Date of repairs and/or replacement: \_\_\_\_\_
6. Heating System(s): Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 Any known repairs? ☒ Yes ☐ No ☐ N/A ☐ UNK  
 If yes to either, explain: Replaced  
 Dates of repairs and/or replacement: January 2025

7. Central Cooling System(s): Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 Any known repairs? ☒ Yes ☐ No ☐ N/A ☐ UNK  
 If yes to either, explain: Replaced  
 Dates of repair and/or replacement: January 2025
- 
8. Plumbing System(s): Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 Any known repairs? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 If yes to either, explain: \_\_\_\_\_  
 Dates of repairs and/or replacement: \_\_\_\_\_
- 
9. Electrical System(s): Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 Any known repairs? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 If yes to either, explain: \_\_\_\_\_  
 Dates of repairs and/or replacement: \_\_\_\_\_
- 
10. Pest Infestation (e.g., termites, carpenter ants): Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 If yes, date(s) of treatment(s): \_\_\_\_\_  
 Any known structural damage? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 If yes, explain: \_\_\_\_\_  
 Dates of repairs and/or replacements: \_\_\_\_\_
- 
11. Asbestos: Any known to be present in the structure? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_
- 
12. Radon: Any known tests for the presence of radon gas? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 If yes, date of last report: \_\_\_\_\_  
 Results of last report: \_\_\_\_\_  
 \_\_\_\_\_
- 
13. Lead-Based Paint: Any known to be present in the structure? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 Was the dwelling constructed prior to January 1, 1978? ☒ Yes ☐ No ☐ N/A ☐ UNK  
 If yes, complete the "Disclosure of Information and Acknowledgement re: Lead-Based Paint and/or Lead-Based Paint Hazards"
- 
14. Flood Plain: Do you know if the property is located in a flood plain? ☐ Yes ☐ No ☐ N/A ☒ UNK  
 If yes, what is the flood plain designation? \_\_\_\_\_  
 \_\_\_\_\_
- 
15. Zoning: Do you know the zoning classification of the property? ☐ Yes ☐ No ☐ N/A ☒ UNK  
 If yes, what is the zoning classification? \_\_\_\_\_  
 \_\_\_\_\_
- 
16. Covenants: Is the property subject to restrictive covenants? ☐ Yes ☒ No ☐ N/A ☐ UNK  
 If yes, attach a copy or state where a true current copy of the covenants can be obtained: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



-  **Form**  
**Simplicity**

Instrument #: 2025-1295  
07/31/2025 08:42:58 AM Total Pages: 2  
EAS EASEMENT NONTRANSFER  
Recording Fee: \$ 12.00  
Dawn T. Goldman, Recorder, Keokuk County IA



Prepared by/Return to: John N. Wehr, 116 E Washington St PO Box 245, Sigourney, IA 52591; (641) 622-3313

### EASEMENT

WHEREAS Madeline R. Frederick and Kyle Frederick wife and husband are the owners of certain real estate legally described as follows:

The West Eighty feet of the East One Hundred Sixty feet of the North One Hundred Fifty Feet of Block Two of the City of Gibson, formerly Nassau, Keokuk County, Iowa, as exemplified by plat thereof in Plat Book 4 at page 104, in the office of the Recorder of Keokuk County, Iowa.

Which property is located west and north of the property currently owned by Dennis Eugene Ferns.

AND WHEREAS Dennis Eugene Ferns is the owner of certain real estate legally described as follows:

The East One Hundred Sixty feet of Block Two of the Town of Gibson, Iowa, formerly Nassau and all of that portion of the West 10 feet of Hall Street in the unincorporated Town of Gibson, as set out and defined in Irregular Plat Book 1 page 247 of the Town of Nassau, Keokuk County, Iowa along East side of Block Two EXCEPT: The West Eighty feet of the East One Hundred Sixty feet of the North One Hundred Fifty Feet of Block Two of the City of Gibson, formerly Nassau, Keokuk County, Iowa, as exemplified by plat thereof in Plat Book 4 at page 104, in the office of the Recorder of Keokuk County, Iowa.

Which property is located east and south of the property currently owned by Madeline R. Frederick and Kyle Frederick, wife and husband

AND WHEREAS the discharge line of the septic sewer system from the property of Madeline R. Frederick and Kyle Frederick has previously been installed pursuant to a verbal agreement and has for many years passed under and through the property of Dennis Eugene Ferns.

AND WHEREAS the parties desire to confirm in this written easement agreement the verbal agreement that has existed between these adjoining property owners for many prior years.

IT IS THEREFORE AGREED that in consideration of the mutual promises and covenants contained herein, as follows:

Dennis Eugene Ferns, a single person, Grantor gives an easement for installation, use and maintenance of a septic discharge line under and through the real estate that he currently owns, such line is located where the line is currently installed. This easement includes the right and privilege of ingress and egress over and across his property for the purpose of necessary repair, maintenance, and replacement of the line. This easement is a covenant running with the land and is for the use and benefit of the owner of the property described as:

The West Eighty feet of the East One Hundred Sixty feet of the North One Hundred Fifty Feet of Block Two of the City of Gibson, formerly Nassau, Keokuk County, Iowa, as exemplified by plat thereof in Plat Book 4 at page 104, in the office of the Recorder of Keokuk County, Iowa

The owner of the property benefited by this easement agrees for themselves and for their successors in interest:

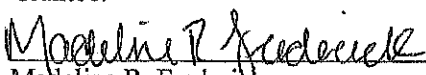
- a. To be responsible for all the costs of any repair or replacement of the septic discharge line to that point where any other septic discharge line intersects with the line from their property
- b. To be responsible for an equal share of all costs of repair or replacement with any other user of the discharge line from the point of intersection with another line or lines.
- c. To make a reasonable effort to notify the present owner of the property subject to this easement of the need to enter their property for necessary repairs and replacement.
- d. To be responsible for restoring the surface area over the easement by grading and seeding.

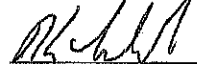
The parties to this easement agree that the terms and conditions of the easement shall run with the land.

Grantor:

  
Dennis Eugene Ferns

Grantee:

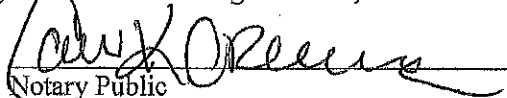
  
Madeline R. Frederick

  
Kyle Frederick

STATE OF IOWA, KEOKUK COUNTY, ss:

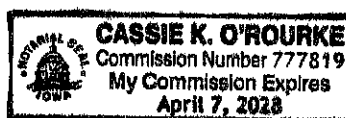
This instrument was acknowledged before me by the said Dennis Eugene Ferns, on

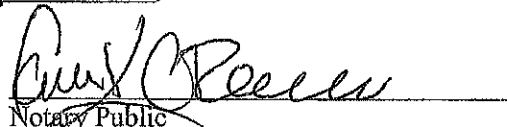
July 30, 2025  


  
Notary Public

STATE OF IOWA, KEOKUK COUNTY, ss:

This instrument was acknowledged before me by the said Madeline R. Frederick and Kyle Frederick and wife and husband, on July 28, 2025



  
Notary Public