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NAVAJO COUNTY, JAY TURLEY - COUNTY RECORDER BY: BOARD OF SUPERVISORS
DATE: 10/20/1997 TIME: 04:30 PAGE #: 0001 OF 0003 FEE #: 1997 18915 **

When recorded, return to:
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NAVAJO COUNTY SEAL OF NAVAJO COUNTY ARIZONA RECORDER

# CAPTION HEADING: RESOLUTION #120-97

**DO NOT REMOVE**

**This is part of the official document.**

**Resolution abandoning a portion of public roadway and authorizing the sale thereof (20 feet right-of-way of Trout Street adjacent to APN 212-25-028 in Pinetop-Lakeside area).**

NAVAJO COUNTY, JAY TURLEY - COUNTY RECORDER BY: BOARD OF SUPERVISORS
DATE: 10/20/1997 TIME: 04:30 PAGE #: 0002 OF 0003 FEE #: 1997 18915

**RESOLUTION NO. 120-97**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NAVAJO COUNTY, ABANDONING A PORTION OF PUBLIC ROADWAY AND AUTHORIZING THE SALE THEREOF PURSUANT TO A.R.S. § 28-1902**

WHEREAS, the Board of Supervisors of Navajo County is authorized by Section 28-1902 of the Arizona Revised Statutes to abandon portions of public roadways that are no longer necessary for public use; and

WHEREAS, when a portion of abandoned roadway is owned by Navajo County, the Board of Supervisors is authorized by A.R.S. § 28-1902 to sell the same and to deliver a Quitclaim Deed to the purchaser thereof; and

WHEREAS, A.R.S. § 28-1902 grants abutting owners certain preferential rights to purchase abandoned roadways; and

WHEREAS, the Board of Supervisors on June 9, 1997 adopted Resolution No. 68-97, authorizing the abandonment of 20 feet of the right-of-way of Trout Street adjacent to Assessor's Parcel No. 212-25-028 in Section 23, Township 9 North, Range 22 East in the Pinetop-Lakeside Area of Navajo County; and

WHEREAS, Resolution No. 68-97 further authorized the sale of the abandoned portion of the right-of-way to Mr. and Mrs. Henry C. Orndorff, the owners of Parcel No. 212-25-028, for the appraised value thereof; and

WHEREAS, the portion to be abandoned is no longer necessary for use as a public roadway and has been occupied for many years by a portion of a house constructed by the Orndorffs' predecessors in interest before the adoption of building codes by Navajo County; and

WHEREAS, the Board of Supervisors has received from the Orndorffs a Land Appraisal Report dated August 25, 1997, prepared by licensed appraiser Jeff Brewer and showing the fair market value of the portion to be abandoned as $3,826.00; and

WHEREAS, the County Engineer and County Attorney have reviewed the Land Appraisal Report and concur that $3,826.00 is a fair and reasonable price for the portion to be abandoned; and

WHEREAS, the Orndorffs have delivered to the County Attorney a certified check in the amount of $3,826.00 payable to Navajo County; and

WHEREAS, the County Attorney has prepared for delivery to the Orndorffs a Quitclaim Deed in the form attached hereto,

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Navajo County as follows:

1. That the following portion of roadway is hereby abandoned pursuant to the Board's authority under A.R.S. § 28-1902:

> That portion of Pine Street, also known as Trout Street, as shown on West Lake Park Subdivision plat, Book 2 of Plats, Page 21, and that part of Section 23, Township 9 North, Range 22 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

Commencing at the Southwest Corner of Lot 8, Block 5, of said West Lake Park Subdivision and the TRUE POINT OF BEGINNING;

Thence South a distance of 20.00 feet;

Thence Easterly, on a line parallel to and 20'-0" Southerly of the South line of said Lot 8, Block 5, to the Westerly line of Lot 9, Block 6, of said West Lake Park Subdivision;

Thence Northeasterly, along the said Westerly line of said Lot 9, Block 6, to the Southeast corner of said Lot 8, Block 5;

Thence Westerly, along the South line of said Lot 8, Block 5, to the TRUE POINT OF BEGINNING.

2. That the Board hereby accepts the offer of Mr. and Mrs. Henry C. Orndorff to purchase the above-abandoned portion of roadway for the appraised value of $3,826.00.

3. That the Board hereby authorizes the Chairman to execute and deliver to Mr. and Mrs. Henry C. Orndorff a Quitclaim Deed to the above-abandoned portion of roadway in the form attached hereto.

PASSED AND ADOPTED on October 6th, 1997 at Holbrook, Navajo County, Arizona.

Jesse Thompson
Chairman, Navajo County Board of Supervisors

Attest:

Judy Jones
Clerk of the Board

Approved as to form:

Lance B. Payette
Deputy County Attorney

0

NAVAJO COUNTY, JAY TURLEY - COUNTY RECORDER BY: COUNTY ATTORNEY
DATE: 11/05/1997 TIME: 02:25 PAGE #: 0001 OF 0002 FEE #: 1997 20052 **

N/C

401 Kinsley Avenue
Winslow, AZ 86047

# QUIT CLAIM DEED

*Exempt from Affidavit of Value by A.R.S. § 42-1614(A)(3)*

THE COUNTY OF NAVAJO, a political subdivision of the State of Arizona, pursuant to A.R.S. § 28-1902 and a resolution duly adopted this day by the Navajo County Board of Supervisors, hereby quit claims to HENRY C. ORNDORFF and PATRICIA ORNDORFF, husband and wife, as joint tenants with right of survivorship, all of its right, title and interest in and to the following described real property situated in Navajo County, Arizona:

That portion of Pine Street, also known as Trout Street, as shown on West Lake Park Subdivision plat, Book 2 of Plats, Page 21, and that part of Section 23, Township 9 North, Range 22 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

Commencing at the Southwest Corner of Lot 8, Block 5, of said West Lake Park Subdivision and the TRUE POINT OF BEGINNING;

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Thence Easterly, on a
Southerly of the South lin
Westerly line of Lot 9, Bl
Subdivision;

Thence Northeasterly, c
said Lot 9, Block 6, to th
8, Block 5;

Thence Westerly, alon
Block 5, to the TRUE P

Judy —
Will we just file this recorded deed w/ resolution, or do we need to set up a file of some kind for it?
just file w/ res. JM 11
SR
11-13-97

The grantees, by signing the accept ... said premises as joint tenants with the right of sur ... nants in common.

DATED October 6, 1997.

THE COUNTY OF NAVAJO

By Jesse Thompson
Jesse Thompson
Chairman, Board of Supervisors

Accepted and Approved:

Henry C Orndorff

Patricia Orndorff
Grantees

NAVAJO COUNTY, JAY TURLEY - COUNTY RECORDER BY: COUNTY ATTORNEY
DATE: 11/05/1997 TIME: 02:25 PAGE #: 0002 OF 0002 FEE #: 1997 20052

**ACKNOWLEDGMENTS**

State of Arizona )
) ss.
County of ~~Navajo~~ Maricopa )

The foregoing instrument was acknowledged before me on October 6, 1997, by JESSE THOMPSON, Chairman of the Navajo County Board of Supervisors, on behalf of the County of Navajo.

Sandal Richard
Notary Public

My commission expires:
3/31/01

OFFICIAL SEAL
SANDAL RICHARD
Notary Public - State of Arizona
NAVAJO COUNTY
My Comm. Expires March 31, 2001

State of Arizona )
) ss.
County of Maricopa )

The foregoing instrument was acknowledged before me on Oct. 28, 1997, by HENRY C. ORNDORFF and PATRICIA ORNDORFF.

Cheri Severance
Notary Public

My commission expires:
12-26-98

OFFICIAL SEAL
CHERI SEVERANCE
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec. 26 1998

VOID AFTER 90 DAYS

91-170
1221

2308014975
*Issued In U.S. Dollars*

**Bank of America**

*Issuer: Bank of America NT&SA Arizona*

MATCH THE AMOUNT IN WORDS WITH THE AMOUNT IN NUMBERS

BANK OF AMERICA $3,826.00 (THREE EIGHT TWO SIX CTS CTS)

SEP 10 1997 * THREE THOUSAND EIGHT HUNDRED TWENTY SIX DOLLARS AND 00 CENTS ***

*Pay To The Order of* ***Navajo County***

## *Cashiers Check*

*Payable at Bank of America NT&SA*
*Phoenix, Arizona Insured by FDIC*

*PURCHASER NAME*

H C Orndorff

*Authorized Signature*

*Two Signatures Required for Amounts Over $100,000*

⑈2308014975⑈ ⑆122101706⑆ 384⑈001266⑈

# LAND APPRAISAL REPORT

File No. ORNDORFF97

## IDENTIFICATION

Borrower NONE-HENRY AND PATSY ORNDORFF Census Tract 00. Map Reference NONE**
Property Address CORNER OF PINE STREET AND TROUT ROAD**
City LAKESIDE County NAVAJO State ARIZONA Zip Code 85929
Legal Description REFER TO THE ATTACHED LEGAL DESCRIPTION
Sale Price $ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised [X] Fee [ ] Leasehold [ ] De Minimis PUD
Actual Real Estate Taxes $ NONE** (yr) Loan charges to be paid by seller $ N/A Other sales concessions N/A
Lender/Client DALE K. PATTON, JR. ATTY Address BOX 53, WINSLOW, AZ 86047
Occupant VACANT LAND Appraiser JEFF BREWER Instructions to Appraiser ESTIMATE MARKET VALUE OF SUBJECT PROPERTY.

## NEIGHBORHOOD

| | | | |
|---|---|---|---|
| Location | [ ] Urban | [X] Suburban | [ ] Rural |
| Built Up | [X] Over 75% | [ ] 25% to 75% | [ ] Under 25% |
| Growth Rate | [ ] Fully Dev. [ ] Rapid | [X] Steady | [ ] Slow |
| Property Values | [ ] Increasing | [X] Stable | [ ] Declining |
| Demand/Supply | [X] Shortage | [ ] In Balance | [ ] Oversupply |
| Marketing Time | [X] Under 3 Mos. | [ ] 4-6 Mos. | [ ] Over 6 Mos. |

Present Land Use 65% 1 Family 1% 2-4 Family 5% Apts. % Condo 20% Commercial % Industrial 8% Vacant % _____
Change in Present Land Use [X] Not Likely [ ] Likely (*) [ ] Taking Place (*)
(*) From _____ To _____
Predominant Occupancy [X] Owner [ ] Tenant 0-5 % Vacant
Single Family Price Range $ 40 to $ 125 Predominant Value $ NONE
Single Family Age 2 yrs. to 60 yrs. Predominant Age NONE yrs.

| | Good | Avg. | Fair | Poor |
|---|---|---|---|---|
| Employment Stability | [ ] | [X] | [ ] | [ ] |
| Convenience to Employment | [ ] | [X] | [ ] | [ ] |
| Convenience to Shopping | [ ] | [X] | [ ] | [ ] |
| Convenience to Schools | [ ] | [X] | [ ] | [ ] |
| Adequacy of Public Transportation | [ ] | [X] | [ ] | [ ] |
| Recreational Facilities | [ ] | [X] | [ ] | [ ] |
| Adequacy of Utilities | [ ] | [X] | [ ] | [ ] |
| Property Compatibility | [ ] | [X] | [ ] | [ ] |
| Protection from Detrimental Conditions | [ ] | [X] | [ ] | [ ] |
| Police and Fire Protection | [ ] | [X] | [ ] | [ ] |
| General Appearance of Properties | [ ] | [X] | [ ] | [ ] |
| Appeal to Market | [ ] | [X] | [ ] | [ ] |

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): REFER TO THE ATTACHED ADDENDA.

## SITE

Dimensions APPX 20 X 90 X 25 X 80 = 1,913 Sq. Ft. or Acres [ ] Corner Lot
Zoning classification MULTI FAMILY RESIDENTIAL 3 Present Improvements [ ] do [ ] do not conform to zoning regulations
Highest and best use [ ] Present use [X] Other (specify) REFER TO THE ADDENDUM

| | Public | Other (Describe) |
|---|---|---|
| Elec. | [X] | |
| Gas | [ ] | PROPANE |
| Water | [X] | |
| San. Sewer | [X] | |
| | [ ] | Underground Elect. & Tel. |

OFF SITE IMPROVEMENTS
Street Access [X] Public [ ] Private
Surface CINDERS
Maintenance [X] Public [ ] Private
[ ] Storm Sewer [ ] Curb/Gutter
[ ] Sidewalk [ ] Street Lights

Topo GENTLE SLOPING-OPEN
Size SMALLER THAN TYPICAL
Shape IRREGULAR-SEE PLAT
View GOOD OF LAKE AREA
Drainage APPEARED ADEQUATE

Is the property located in a HUD Identified Special Flood Hazard Area? [X] No [ ] Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): THERE WERE NO ADVERSE EASEMENTS NOR ENCROACHMENTS NOTED.

## MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

| ITEM | SUBJECT PROPERTY | COMPARABLE NO. 1 | +(-)$ Adjust. | COMPARABLE NO. 2 | +(-)$ Adjust. | COMPARABLE NO. 3 | +(-)$ Adjust. |
|---|---|---|---|---|---|---|---|
| Address | LAKESIDE | ASSESS #212-23-097 LAKESIDE | | ASSESS #212-23-128 LAKESIDE | | ASSESS #212-14-019 LAKESIDE | |
| Proximity to Subject | | APPX 1/2 MILE N | | APPX 1/2 MILE N | | APPX 1 MILE NORTH | |
| Sales Price | $ N/A | $ 1.87 | | $ 1.52 | | $ 1.43 | |
| Price | $ | $ 10,000 | | $ 7,000 | | $ 14,000 | |
| Data Source | INSPECTION | REC FEE #96-17390 | | REC FEE #96-22647 | | REC FEE #97-12196 | |
| Date of Sale and Time Adjustment | DESCRIPTION INSP 8-97 | DESCRIPTION REC 9-96 | | DESCRIPTION REC 11-96 | | DESCRIPTION REC 7-97 | |
| Location | AVERAGE | SIMILAR | | SIMILAR | | SIMILAR | |
| Site/View | 1913SQFT/GD | 5344SF/INF | +.37 | 4600SF/INF | +.3 | 9800SF/INF | +.29 |
| Sales or Financing Concessions | N/A | CASH | | SELLER FIN | | CASH | |
| Net Adj. (Total) | | [X]+ [ ]- $ .37 | | [X]+ [ ]- $ .3 | | [X]+ [ ]- $ .29 | |
| Indicated Value of Subject | | $ 2.24 | | $ 1.82 | | $ 1.72 | |

## RECONCILIATION

Comments on Market Data: REFER TO THE ATTACHED ADDENDA.

Comments and Conditions of Appraisal: REFER TO THE ATTACHED ADDENDA.

Final Reconciliation: THE MARKET APPROACH IS THE ONLY METHOD DEEMED TO BE APPLICABLE IN THE VALUATION OF THE SUBJECT PROPERTY. THE COST AND INCOME APPROACHES HAVE NO SUPPORTING DATA SO THEY ARE NOT APPLICABLE IN THIS APPRAISAL REPORT. 1913 SQUARE FEET AT $2.00 PER=$3,826.00

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF AUGUST 25, 19 97 to be $ 3,826

20235 AZ

JEFF BREWER AZ CERT #20235
Appraiser(s)

_____ [ ] Did [ ] Did Not Physically Inspect Property
Review Appraiser (if applicable)

## PURPOSE OF THE APPRAISAL

THE PURPOSE OF THIS APPRAISAL REPORT IS TO DETERMINE THE FAIR MARKET VALUE OF THE FOLLOWING DESCRIBED PROPERTY:

REFER TO THE ATTACHED LEGAL DESCRIPTION

THE LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND WHICH PRESENTLY IS PART OF A DEDICATED COUNTY ROAD KNOWN AS TROUT ROAD. THIS ROAD DEAD ENDS AT THIS LOCATION AND BASICALLY HAS NO FUNCTION AT THIS TIME OTHER THAN BEING A DRIVEWAY FOR A PROPERTY OWNED BY MR. AND MRS. ORNDORFF. FOR AN OUTLAY OF THE DESCRIBED PARCEL, REFER TO THE ATTACHED PLAT MAP.

THE PROPERTY DOES NOT HAVE AN ASSIGNED STREET ADDRESS, NOR AN ASSIGNED ASSESSOR'S PARCEL NUMBER NOR TAXES BECAUSE IT IS NOT YET A SEPARATELY DESCRIBED, RECORDED PARCEL OF LAND.

## PROPERTY DESCRIPTION

THE PROPERTY CONSISTS OF A STRIP OF LAND MEASURING APPROXIMATELY 20 X 90 X 25 X 80. THESE DIMENSIONS ARE APPROXIMATE BECAUSE THERE WAS NOT A SURVEY SUPPLIED BY THE CLIENT FOR USE IN THIS REPORT AND BASED UPON THE LEGAL DESCRIPTION SUPPLIED, A SCALE RULER HAD TO BE USED. THERE WERE NO DIMENSIONS ON THE COUNTY PLAT MAP OF THIS PARTICULAR PIECE OF LAND.

THE PARCEL HAS A GENTLE SLOPE AND DUE TO BEING A ROAD, IT IS OPEN AND HAS A CINDER SURFACE AREA.

IT IS IN A VERY CLOSE PROXIMITY TO RAINBOW LAKE WHICH IS A PUBLIC FISHING LAKE AND ALTHOUGH NOT ACTUALLY BORDERING ON THE LAKE, IT HAS VIEWS OF IT. REFER TO THE ATTACHED PHOTO ADDENDUM FOR PROPERTY VIEWS.

## COMMENTS ON HIGHEST AND BEST USE

THE PROPERTY IS ZONED FOR RESIDENTIAL USES BUT IS ONLY 20' WIDE. THIS WIDTH IS NOT SUFFICIENT ENOUGH IN WHICH TO LEGALLY CONSTRUCT A HOUSE OR MOVE ON A MOBILE HOME OR ANY OTHER TYPE OF SINGLE FAMILY DWELLING BUT CONCEIVABLY, A SMALL STORAGE SHED OR OTHER SMALL BUILDING COULD BE USED ON THE SITE BUT THIS WOULD NOT BE THE HIGHEST AND BEST USE. BASED UPON THIS, IT IS MY OPINION THAT IT IS BEST SUITED FOR AN ADDITION TO THE ADJOINING PROPERTY ON THE NORTH WHICH COULD UTILIZE IT TO INCREASE THE OVERALL LOT SIZE.

## COMMENTS ON MARKET DATA

I COULD NOT FIND ANY SALES OF SIMILAR TYPE AND SIZED PROPERTIES WITHIN THE SUBJECT'S IMMEDIATE NEIGHBORHOOD AND RESEARCH OF THIS MARKET ALSO PRODUCED NO SALES WHICH HAD TRULY SIMILAR FEATURES. SINCE THE SUBJECT PARCEL IS TOO SMALL FOR RESIDENTIAL DEVELOPMENT, IT HAS LIMITED MARKETABILITY FOR ANYONE ELSE BUT ADJOINING PROPERTY OWNERS. THE ONLY OPTION WHICH WAS USED WAS TO FIND SALES OF SMALLER LOTS AND NOT SO MUCH COMPARE THEM TO THE SUBJECT BUT ESTABLISH AND WHAT A COMMON OR TYPICAL SALES PRICE WOULD BE.

I UTILIZED SALES OF PROPERTIES WHICH WERE CONSIDERED TO HAVE SIMILAR NEIGHBORHOOD CHARACTERISTICS. IN THIS MARKET, NEIGHBORHOODS WILL CHANGE IN THE CONFORMITY AND USES WITHIN A ¼ MILE AREA. ALL SALES WERE IN NEIGHBORHOODS WHICH HAD MOBILE HOMES AND SITE BUILT HOUSES AND LOCATIONS WHICH HAVE LONG BEEN ESTABLISHED. THE ONLY ITEM WHICH COULD NOT BE MATCHED WAS THE VIEW OF THE LAKE.

BASICALLY, THE ONLY ADJUSTMENT APPLIED WAS GIVEN TO THE SUBJECT'S VIEW OF THE LAKE. I HAVE NO DATA WHICH WOULD ACCURATELY AND FIRMLY INDICATE WHAT THE VIEW WOULD CONTRIBUTE BUT IN MY OWN OPINION, A 20% UPWARD ADJUSTMENT WAS APPLIED. THE SALES ADJUSTED FROM $1.72 TO $2.24 PER SQUARE FOOT WHICH IS A WIDE RANGE BUT IS COMMON IN THIS MARKET WHERE VALUES DIFFER FROM LOCATION TO LOCATION. NONE OF THE SALES WERE GIVEN MORE CONSIDERATION THAN ANOTHER AND DUE TO THIS, IT WAS MY DECISION TO PLACE A MID RANGE VALUE OF $2.00 PER SQUARE FOOT ON THE SUBJECT AS THE CONCLUSION BY THE MARKET APPROACH.

## LEGAL DESCRIPTION

That part of Pine Street, (also known as Trout Street), as shown on West Lake Park Subdivision plat, Book 2 of Plats, Page 21, and that part of Section 23, Township 9 North, Range 22 East, Gila and Salt River Meridian, Navajo County, Arizona, described as follows:

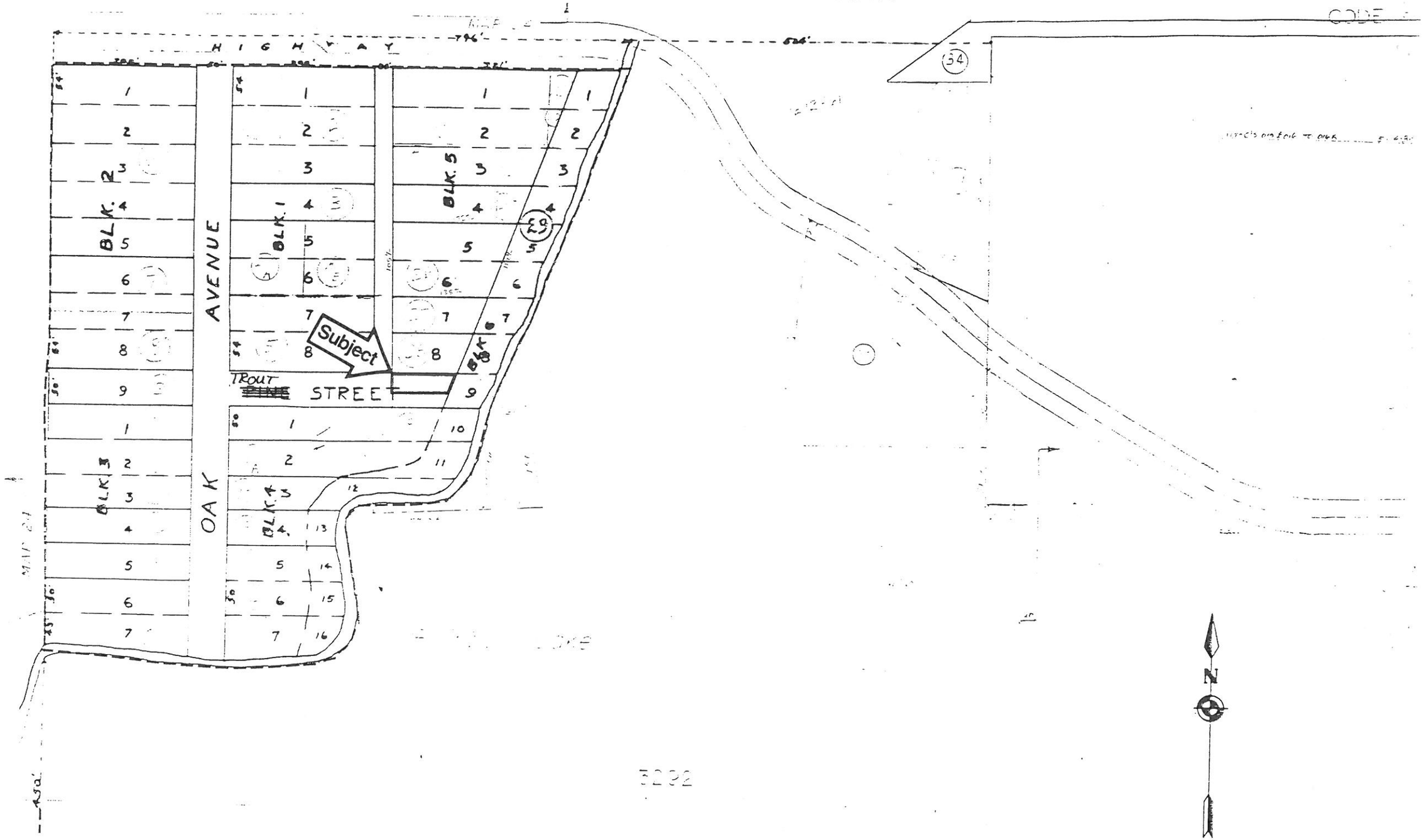
Commencing at the Southwest Corner of Lot 8, Block 5, of Said West Lake Park Subdivision and the TRUE POINT OF BEGINNING;

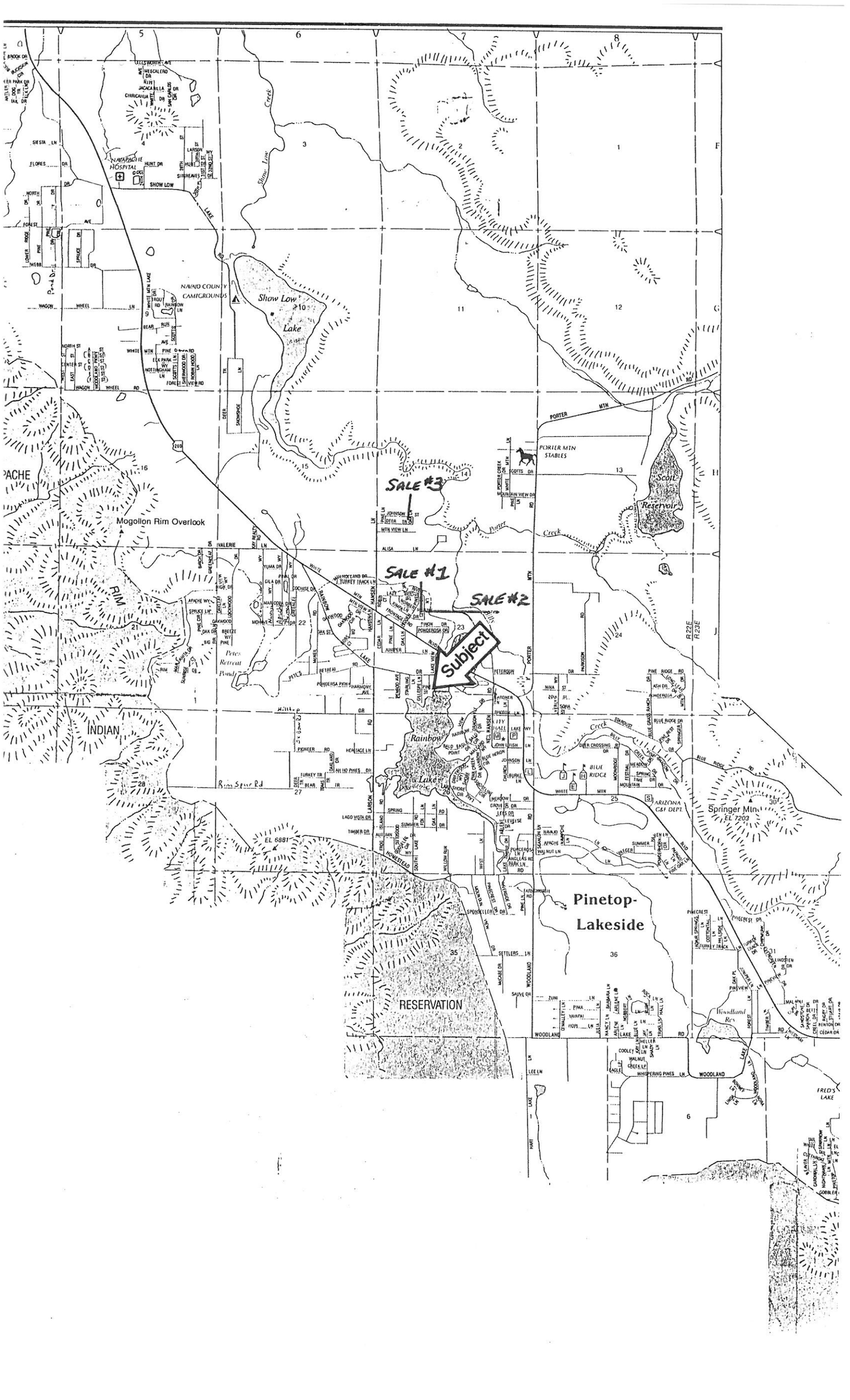
Thence South a distance of 20.00 feet;
Thence Easterly, on a Line parallel to and 20' - 0" Southerly of the South Line of Said Lot 8, Block 5, to the Westerly Line of Lot 9, Block 6, of Said West Lake Park Subdivision;
Thence Northeasterly, along the Said Westerly Line of Said Lot 9, Block 6, to the Southeast Corner of Said Lot 8, Block 5;
Thence Westerly, along the South Line of Said Lot 8, Block 5, to the TRUE POINT OF BEGINNING.

TOWNSHIP 9 N. RANGE 22 E.

SECTION 23 S.E. S.W.

WEST LAKE PARK





SALE #3
SALE #1
SALE #2
Subject
Show Low Lake
Mogollon Rim Overlook
Rainbow Lake
Scott Reservoir
Pinetop-Lakeside
RESERVATION
INDIAN
Springer Mtn
EL 7203
EL 6881
NAVAJO COUNTY CAMPGROUNDS
NAVAPACHE HOSPITAL
PORTER MTN STABLES
Petes Retreat Pond
Woodland Res
FRED'S LAKE

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best ot my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** CORNER OF PINE STREET AND TROUT ROAD

| **APPRAISER:** | **SUPERVISORY APPRAISER (only if required):** |
|---|---|
| Signature: Jeff Brewer | Signature: |
| Name: JEFF BREWER | Name: |
| Date Signed: SEPTEMBER 3, 1997 | Date Signed: |
| State Certification #: 20235 | State Certification #: |
| or State License #: | or State License #: |
| State: ARIZONA | State: |
| Expiration Date of Certification or License: 8-31-98 | Expiration Date of Certification or License: |

☐ Did ☐ Did Not Inspect Property

# PHOTOGRAPH ADDENDUM

| | | | | | |
|---|---|---|---|---|---|
| Borrower/Client | NONE-HENRY AND PATSY ORNDORFF | | | | |
| Property Address | NONE | | | | |
| City | LAKESIDE | County | NAVAJO | State | ARIZONA | Zip Code | 85929 |
| Lender | DALE K. PATTON, JR. ATTY | | | | |

FRONT VIEW OF SUBJECT
OFF OF TROUT ROAD
LOOKING EAST

CORNER OF PINE STREET
AND TROUT ROAD LOOKING
NORTH-SUBJECT ON RIGHT

- SUBJECT VIEWS AND
VIEWS OF RAINBOW LAKE

KEN --

ON THIS ABANDONMENT, WE HAVE RECEIVED THE APPRAISAL AND THE BUYERS' CHECK FOR $3,826.00. I HAVE PREPARED THE QUIT CLAIM DEED AND THE BOARD OF SUPERVISORS RESOLUTION, AND THESE HAVE BEEN APPROVED BY THE BUYERS' ATTORNEY. SO, ALL YOU NEED TO DO IS PUT THIS ON THE BOS AGENDA FOR OCTOBER 6TH -- NO FURTHER NOTICE, POSTING, ETC., IS REQUIRED.

-- LANCE