

**REAL ESTATE APPRAISAL**

**Prepared For:**

JOHN WILKY PRICE

**Property Appraised:**

23634 INTERSTATE 20  
HILLS POINT, TX 75169

**Prepared By:**

MAN RITER  
RITER GROUP APPRAISALS  
P. O. BOX 699, FORNEY, TX 75126  
PH: (972) 564-3332 FAX: (972) 564-8757

Case No. N/A  
File No. INTERSTATE202005

## UNIFORM RESIDENTIAL APPRAISAL REPORT

**Property Description**  
 Property Address: 23634 INTERSTATE 20 (SERVICE RD-NO. SIDE) City: WILLS POINT State: TX Zip Code: 75169  
 Legal Description: LOTS 5 & 6, CHERRY SPRINGS ADDITION (9.17 ACRES) County: VAN HANDE  
 Assessor's Parcel No.: 241675 & 253341 & 253342 Tax Year: 2005 R.E. Taxes \$ Special Assessments \$ N/A  
 Borrower: JOHN WILEY PRICE Current Owner: BILL SKINNER Occupant:  Owner  Tenant  Vacant  
 Property rights appraised:  Fee Simple  Leasehold Project Type:  PUD  Condominium (HUD/VA only) HOA: N/A /Mo.  
 Neighborhood or Project Name: N/A Map Reference: VAN HANDE COUNTRY Census Tract: 9504.00  
 Sale Price: \$ UNKNOWN Date of Sale: UNKNOWN Description and amount of loan charges/concessions to be paid by seller: UNKNOWN  
 Lender/Client: JOHN WILEY PRICE Address: N/A  
 Appraiser: N/A BYLER Address: P. O. BOX 699, FORNEY, TX 75126

**Location**  
 Urban  Suburban  Rural   
 Built up: Over 75%  25-75%  Under 25%   
 Growth Rate: Rapid  Stable  Slow   
 Property value: Increasing  Stable  Declining   
 Demand/Supply: Shortage  In balance  Over supply   
 Marketing time: Under 3 mos.  3-6 mos.  Over 6 mos.

**Notes:** Race and the racial composition of the neighborhood are not appraisal factors.  
 Neighborhood boundaries and characteristics: INTERSTATE 20 TO THE SOUTH, FM ROAD 47 TO THE WEST, STATE HIGHWAY 64 TO THE NORTH AND EAST  
 Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): CHURCHES, SCHOOLS, SHOPPING FACILITIES, AND EMPLOYMENT OPPORTUNITIES ARE NEARBY AND EASILY ACCESSIBLE IN WILLS POINT AND CANTON. THE AREA CONSISTS OF BRICK, WOOD FRAME, AND MANUFACTURED HOMES ON SMALL TO LARGE ACREAGE TRACTS. THE AREA IS SERVED BY THE VAN HANDE COUNTY SHERIFF'S DEPARTMENT AND VARIOUS FIRE DEPARTMENTS. THE DALLAS METROPOLIS, TO THE WEST, CAN BE REACHED VIA I-20 WITHIN AN HOUR. TYLER, A FAIRLY LARGE CITY TO THE EAST, CAN BE REACHED VIA I-20 WITHIN 30-40 MINUTES.  
 Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): SUPPLY AND DEMAND IN THE AREA APPEAR TO BE IN BALANCE, WITH VALUES REMAINING STABLE. CONVENTIONAL FINANCING IS PREVALENT IN THE AREA. SALES AND FINANCING CONCESSIONS DO NOT SEEM TO BE SIGNIFICANT AT THIS TIME.

**Project Information for PUDs (if applicable)** -- Is the developer/builder in control of the Home Owners' Association (HOA)?  Yes  No  
 Approximate total number of units in the subject project: \_\_\_\_\_ Approximate total number of units for sale in the subject project: \_\_\_\_\_  
 Describe common elements and recreational facilities: N/A

**Dimensions** PLAN NOT PROVIDED - RELY ON SURVEY  
 Site area: 9.17 ACRES PER TAX - RELY ON SURVEY Corner Lot:  Yes  No  
 Specific zoning classification and description: NO ZONING  
 Zoning Compliance:  Legal  Legal nonconforming (grandfathered use)  Illegal  No zoning  
 Highest & best use as improved:  Present use  Other use (explain) \_\_\_\_\_

**Utilities**  
 Electricity:  Public  Other \_\_\_\_\_  
 Gas:  NONE  
 Water:  CO-OP  Other \_\_\_\_\_  
 Sanitary sewer:  SEPTIC SYSTEM  Other \_\_\_\_\_  
 Storm sewer:  NONE

**Off-site Improvements**  
 Street:  ASPHALT  Other \_\_\_\_\_  
 Curb/gutter:  NONE  
 Sidewalk:  NONE  
 Street lights:  NONE  
 Alley:  NONE

**Topography**  
 Size: 9.17 ACRES/AVG  
 Shape: APPEARS RECTANGULAR  
 Drainage: APPEARS ADEQUATE  
 View: AVERAGE  
 Landscaping: NONE OBSERVED  
 Driveway Surface: ROCK/PAVD  
 Apparent easements: UTILITIES  
 FEMA Special Flood Hazard Area:  Yes  No  
 FEMA Zone: C Map Date: 4/1/2004  
 FEMA Map No.: 481040003B

**Comments** (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): NO ADVERSE EASEMENTS OR ENCROACHMENTS WERE OBSERVED. APPARENT EASEMENTS ARE UTILITIES. TITLE POLICY AND SURVEY ARE RECOMMENDED. SEE ATTACHED ADDENDUM CONCERNING THE SUBJECT PROPERTY'S HIGHEST & BEST USE.

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	BLOCK	Slab	NO	Area Sq. Ft.	N/A	Roof	<input type="checkbox"/>
No. of Stories	1	Exterior Walls	METAL	Crawl Space	YES	% Finished		Ceiling	<input type="checkbox"/>
Type (Det./A/H.)	DET	Roof Surface	METAL	Basement	NO	Walls		Walls	<input type="checkbox"/>
Design (Style)	MFG HSG	Gutters & Downsp.	NONE	Sump Pump	NO	Walls		Floor	<input type="checkbox"/>
Exting/Proposed	KITIF	Window Type	S-NONE	Dampness	NONE OBS	Floor		None	<input type="checkbox"/>
Age (Yrs.)	6	Storm/Screens	SCREENS	Settlement	NONE OBS	Outside Entry		Unknown	<input checked="" type="checkbox"/>
Effective Age (Yrs.)	6	Manufactured House	YES	Infestation	NONE OBS				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												
Level 1		1	1	1				3	2	X		924
Level 2												

Finished area above grade contains: 6 Rooms; 3 Bedroom(s); 2 Bath(s); 924 Square Feet of Gross Living Area

INTERIOR	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:
Floors: CARPET/VINYL-AVG	Type: CNTR	Refrigerator: <input type="checkbox"/>	None: <input type="checkbox"/>	Fireplace(s): <input type="checkbox"/>	None: <input type="checkbox"/>
Walls: PANEL/AVG	Fuel: ELSC	Range/Oven: <input checked="" type="checkbox"/>	Stairs: <input type="checkbox"/>	Patio: <input type="checkbox"/>	Garage: # of cars
Trim/Finish: PANEL/AVG	Condition: AVG	Dishwasher: <input type="checkbox"/>	Drop Stair: <input type="checkbox"/>	Deck: <input type="checkbox"/>	Attached: <input type="checkbox"/>
Bath Floor: VINYL/AVG	COOLING: <input type="checkbox"/>	Washer: <input checked="" type="checkbox"/>	Scuttle: <input type="checkbox"/>	Porch ENCLOSURE: <input checked="" type="checkbox"/>	Detached: <input type="checkbox"/>
Bath Wall/ceiling: FIBERGLASS/AVG	Central: YES/ELSC	Fan/Hood: <input type="checkbox"/>	Floor: <input type="checkbox"/>	Fence: <input type="checkbox"/>	Built-in: <input type="checkbox"/>
Doors: SCORE WOOD/AVG	Other: <input type="checkbox"/>	Microwave: <input type="checkbox"/>	Heated: <input type="checkbox"/>	Pool: <input type="checkbox"/>	Carport: 2 CAR
	Condition: AVG	Washer/Dryer: <input type="checkbox"/>	Finished: <input type="checkbox"/>		Driveway: <input type="checkbox"/>

Additional features (special energy efficient items, etc.): NONE

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: THE SUBJECT PROPERTY WAS IN AVERAGE CONDITION AT TIME OF INSPECTION. ITS QUALITY OF CONSTRUCTION APPEARED TO BE FAIR FOR MANUFACTURED HOUSING.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: NONE OBSERVED

Table with columns: ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS, and DEPRECIATION. Includes rows for Dwelling, Garage/Carport, and Total Estimated Cost New.

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property):

Main comparison table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price/Gross Liv. Area, Verification Sources, VALUE ADJUSTMENTS, and Net Adj. (total).

Comments on Sales Comparison (including the subject property's comparability to the neighborhood, etc.): APPROXIMATELY EQUAL WEIGHT WAS GIVEN TO EACH ADJUSTED COMPARABLE SALE IN DETERMINING SUBJECT VALUE.

Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Date, Price and Date, Source for prior sales, and Analysis of any current agreement of sale.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 72,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ N/A

This appraisal is made [X] 'as is' subject to the repairs, alterations, inspections, or conditions listed below. Conditions of Appraisal: SEE FRM 1004B ATTACHED.

Final Reconciliation: MOST WEIGHT WAS GIVEN TO THE SALES COMPARISON APPROACH IN DETERMINING THE SUBJECT'S CURRENT MARKET VALUE. THE INCOME APPROACH WAS NOT DEEMED APPLICABLE.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 430/Fannie Mae Form 1004B (Revised 6/93).

APPRaiser: Name: [Signature], Date Report Signed: 3/14/2005, State: TX, License #: 1322983 L

SUPPLEMENTAL APPENDUM

Borrower JOHN WILEY PRICE	
Property Address 23634 INTERSTATE 20	
City WILLS POINT	County VAN HANDE
State TX	Zip Code 75168
Lender/Client JOHN WILEY PRICE	

THE SUBJECT PROPERTY'S HIGHEST AND BEST USE AS CURRENTLY IMPROVED IS RESIDENTIAL. HOWEVER, WITH THE ADDITION OF A COMMERCIAL TYPE BUILDING, ITS HIGHEST AND BEST USE WOULD BE COMMERCIAL. ITS LOCATION ON INTERSTATE 20 NEAR THE CITY OF CANTON, MAKES IT IDEAL FOR COMMERCIAL DEVELOPMENT.

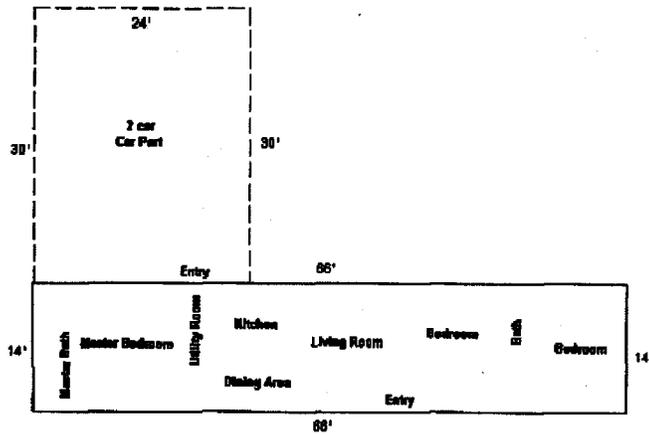
3/28/2012 10:02:00

SKETCH APPENDUM

Borrower <b>JOHN WILBY PRICE</b>	
Property Address <b>23634 INTERSTATE (SERVICE RD-NORTH SIDE)</b>	
City <b>WILLS POINT</b>	County <b>VAN ZANDT</b>
State <b>TX</b>	Zip Code <b>75169</b>
Lender/Client <b>JOHN WILBY PRICE</b>	

### Calculations

68 X 14 X 1 Total SF Living = 924



# Photograph Addendum

Buyer: JOHN WILEY PRICE	
Property Address 23634 INTERSTATE 20	
City WILLS POINT	County VAN HANDE
State TX	Zip Code 75169
Lender/Client JOHN WILEY PRICE	Lender's Address N/A
Appraiser MAN RITER	Appraiser's Address P. O. BOX 699, FORNEY, TX 75126



**Subject Front**



**Subject Rear**



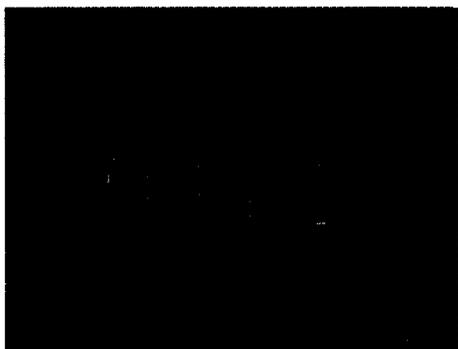
**Subject Street**

# Photograph Addendum

Borrower <b>JOHN WILEY PRICE</b>	
Property Address <b>23634 INTERSTATE 20</b>	
City <b>WILLS POINT</b>	County <b>VAN ZANDT</b>
State <b>TX</b>	Zip Code <b>75169</b>
Lender/Client <b>JOHN WILEY PRICE</b>	Lender's Address <b>N/A</b>
Appraiser <b>HAN RITER</b>	Appraiser's Address <b>P. O. BOX 699, FORNEY, TX 75126</b>



**DRIVEWAY**



**WORKSHOP/STORAGE  
APPROX. 40 X 60**



**ADDITIONAL FRONT PHOTO**

3A

# Photograph Addendum

Borrower <b>JOHN WILBY PRICE</b>	
Property Address <b>23634 INTERSTATE 20</b>	
City <b>WILLS POINT</b>	County <b>VAN ZANDT</b>
State <b>TX</b>	Zip Code <b>75169</b>
Lender/Client <b>JOHN WILBY PRICE</b>	Lender's Address <b>N/A</b>
Appraiser <b>MAN RITTER</b>	Appraiser's Address <b>P. O. BOX 699, FORMBY, TX 75126</b>



## Comparable 1

31210 HIGHWAY 64  
WILLS POINT, TX 75169

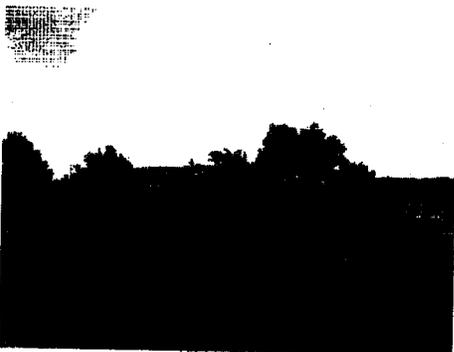
Sale Price \$ 90,000  
Date of Sale 6/28/2004  
Age 22A/15H  
Total Rooms 7  
Bedrooms 3  
Baths 2  
GLA 1520



## Comparable 2

1622 VECH 3814  
WILLS POINT, TX 75169

Sale Price \$ 55,000  
Date of Sale 1/14/2005  
Age 8A/8E  
Total Rooms 6  
Bedrooms 3  
Baths 2  
GLA 1216



## Comparable 3

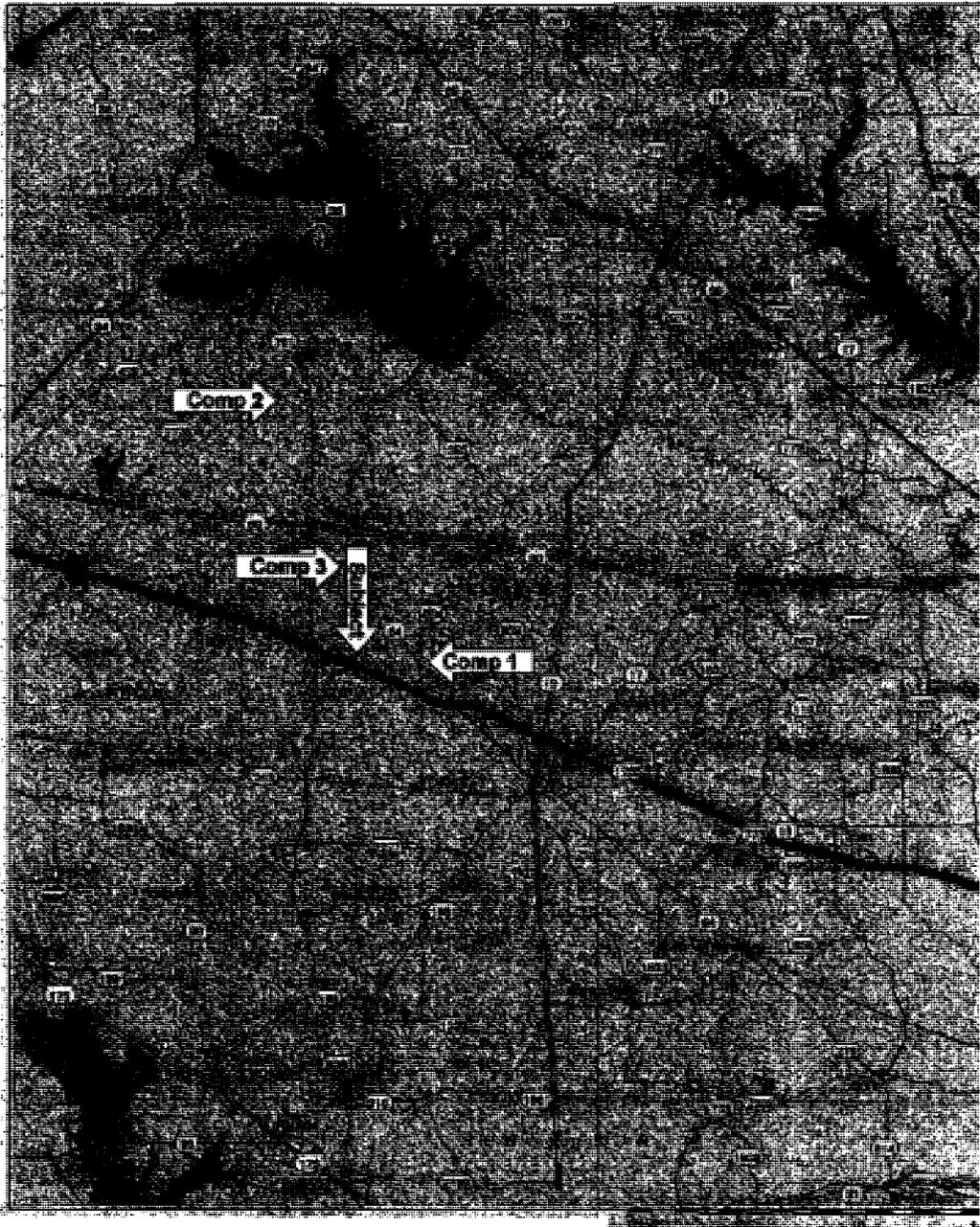
899 VECH 3434  
WILLS POINT, TX 75169

Sale Price \$ 75,550  
Date of Sale 10/22/2004  
Age 5A/5H  
Total Rooms 6  
Bedrooms 3  
Baths 2  
GLA 1352

DATE: 02/20/03

MAP ADDENDUM

Borrower <b>JOHN WILEY PRICE</b>	
Property Address <b>23434 INTERSTATE 20</b>	
City <b>WILLS POINT</b>	County <b>VAN SANDY</b>
State <b>TX</b>	Zip Code <b>75169</b>
Lender/Client <b>JOHN WILEY PRICE</b>	



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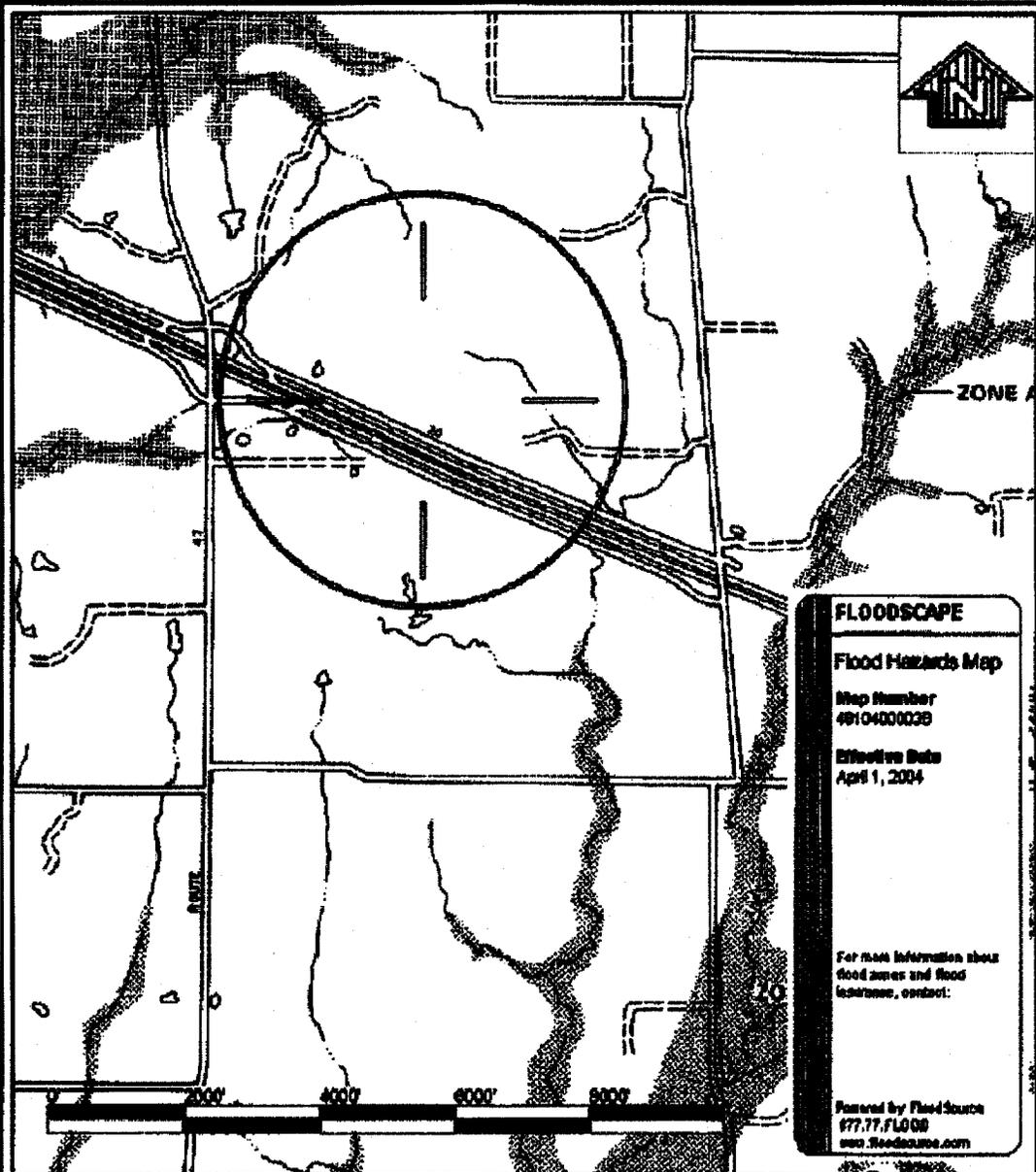
**InterFlood**



www.interflood.com • 1-800-252-6633

**Prepared for:**  
Riter Group Appraisals

23634 Interstate 20  
Wills Point, TX 75169-7716



**FLOODSCAPE**

**Flood Hazards Map**

Map Number  
4010400039

Effective Date  
April 1, 2004

For more information about  
flood zones and flood  
insurance, contact:

Powered by FloodSource  
177.77.FLOOD  
www.floodsource.com

© 1999-2004 SourceFlood and/or FloodSource Corporations. All rights reserved. Patents 8,631,228 and 8,674,316. Other patents pending. For info: info@floodsource.com.

**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 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<sup>a</sup> granted by anyone associated with the sale.

<sup>a</sup>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 adjustments 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. The 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 of 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:**

22434 DEERBROOK HIGHWAY 20, WILLS POINT, TX 75169

**APPRAISER:**

Signature: *[Handwritten Signature]*  
 Name: MAE RYTER  
 Date Signed: 3/14/2005  
 State Certification #: \_\_\_\_\_  
 or State License #: TX 1322883 L  
 State: TX  
 Expiration Date of Certification or License: 4/30/2006

**SUPERVISORY APPRAISER (only if required):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

**TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD**

*Be it known that*

**NAN MARIE RITER**

*having fulfilled the minimum qualifications prescribed by this State,  
is hereby authorized to practice real property appraisal in Texas as a*

**STATE LICENSED  
REAL ESTATE APPRAISER**

*Number: TX-1322983-L*

*Date of Issue: May 4, 2004*

*Date of Expiration: April 30, 2006*

*In Witness Whereof*

*Wayne Thurman*  
Commissioner