

**GRANT COUNTY
RESOLUTION NO. R-16-44**

**A RESOLUTION DECLARING THE VACATION AND ABANDONMENT OF THE
SAN YSIDRO STREET PROPERTY AND AUTHORIZING THE SALE THEREOF**

WHEREAS, Amalia T. Dominguez Estate petitioned for the county to vacate certain property described on the attached plat (hereinafter referred to as the "Property");

WHEREAS, although public records identify the Property as part of a Grant County road, the Property is not being used as a road, but instead is being used for storage buildings and a windmill owned by Amalia T. Dominguez Estate;

WHEREAS, the Grant County Road Superintendent has no objection to the County vacating the Property;

WHEREAS, the Grant County Board of Commissioners appointed a road review committee pursuant to NMSA (1978) § 67-5-4, the members of which reviewed the Property and recommend that the Property is not needed and that the County vacate such Property; and

WHEREAS, the Grant County Board of Commissioners desires to vacate, abandon, and sell the Property.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

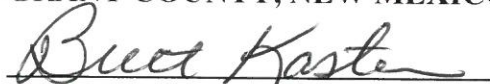
The Grant County Board of Commissioners hereby vacates and abandons the Property, as described on the attached plat.

The Board of Commissioners further authorizes the sale of the Property to Amalia T. Dominguez Estate for the appraised amount of \$1850.00, and authorizes County Administration to take the necessary steps to implement such sale.

A copy of this Resolution shall be recorded in the Clerk's Office along with the attached plat.

PASSED, APPROVED AND ADOPTED by the Board of Grant County Commissioners this 15th day of September 2016.

**BOARD OF COUNTY COMMISSIONERS
GRANT COUNTY, NEW MEXICO:**


Brett Kasten, Chairman


Gabriel Ramos, Member


Ron Hall, Member

ATTEST:


Robert Zamarripa, County Clerk

August 10, 2016

Grant County Board of Commissioners
Grant County Admin Center
PO Box 898
Silver City, NM 88062

Re: Property Located at San Ysidro Street

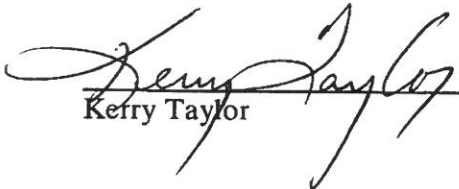
Dear Commissioners:

We have reviewed the property located at San Ysidro Street, as identified on the attached Plat. We find that the property is not needed by Grant County and recommend that the Board of Commissioners vacate the property.

Sincerely,

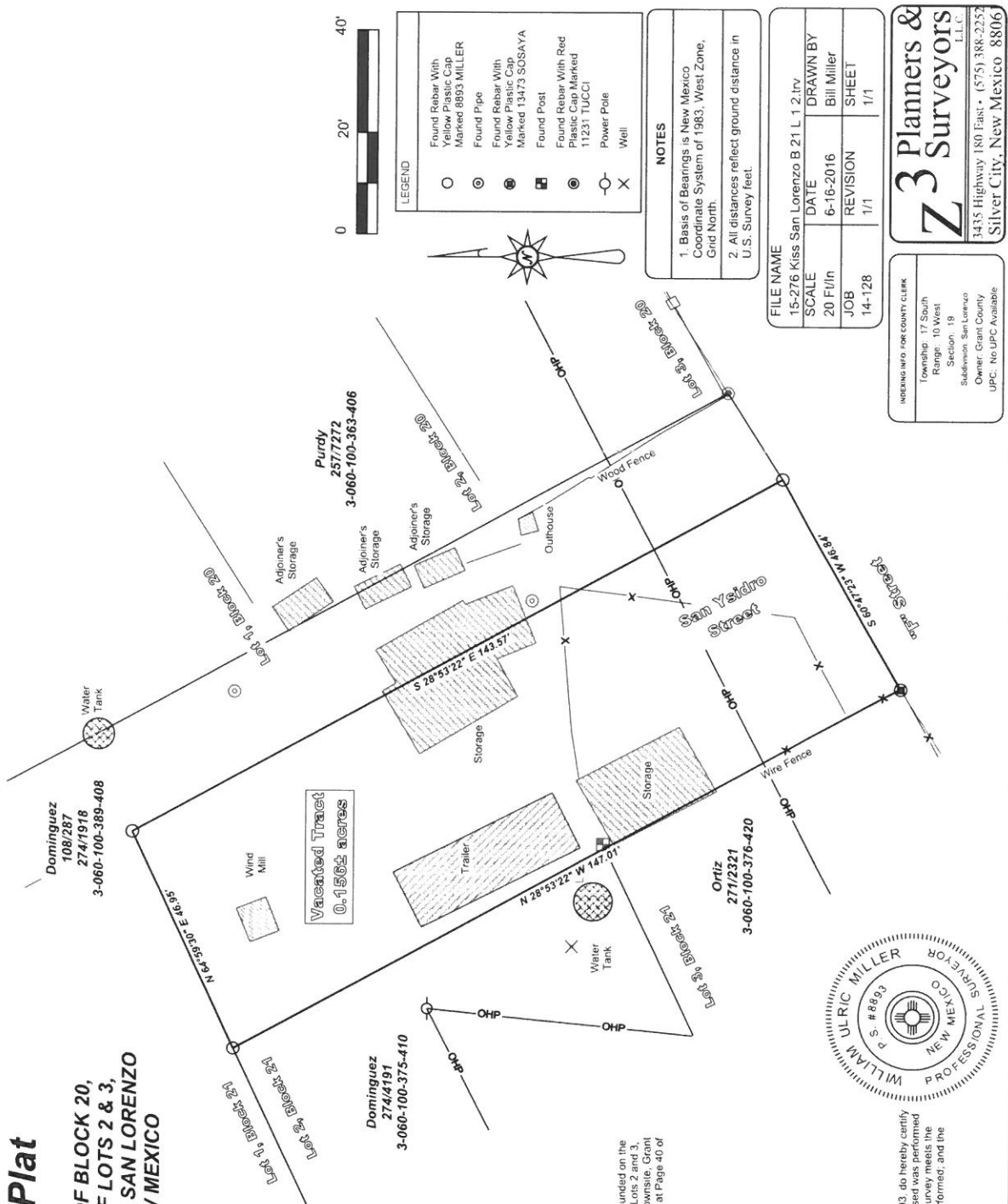

Ty Bays


Debbie Rogers


Kerry Taylor

Vacation Survey Plat

of
SAN YSIDRO STREET, LYING WEST OF BLOCK 20,
SOUTH OF LOT 1, BLOCK 21, EAST OF LOTS 2 & 3,
BLOCK 21, AND NORTH OF "F" STREET, SAN LORENZO
TOWNSITE, GRANT COUNTY, NEW MEXICO



LEGAL DESCRIPTION - VACATED TRACT:

All of San Ysidro Street being bounded on the East by the West line of Block 20, bounded on the North by the South line of Lot 1, Block 21, bounded on the West by the East line of Lots 2 and 3, Block 21, and bounded on the South by the North line of "F" Street, San Lorenzo Townsite, Grant County, New Mexico as shown on the Map of San Lorenzo recorded in Plat Book 1 at Page 40 of the records of the Grant County Clerk.

SURVEYOR'S CERTIFICATE:

I, William Ulric Miller, New Mexico Registered Professional Surveyor License No. 8893, do hereby certify that this vacation survey plat and the actual survey on the ground upon which it is based was performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico in effect at the time which it was performed; and the same is true and correct to the best of my knowledge and belief.

2/8/2016

Date

William Ulric Miller
William Ulric Miller, L.S. 8893



NOTES

1. Basis of Bearings is New Mexico Coordinate System of 1983, West Zone, Grid North.
2. All distances reflect ground distance in U.S. Survey feet.

FILE NAME

15-276 Kiss San Lorenzo B 21 L 1 2.lrv

SCALE

20 F/in

DATE

6-16-2016

REVISION

1/1

SHEET

1/1

Z3 Planners & Surveyors
L.L.C.

3435 Highway 180 East • (575) 388-2252
Silver City, New Mexico 88001

INDEXING INFO FOR COUNTY CLERK

Township: 17 South
Range: 10 West
Section: 19
Subdivision: San Lorenzo
Owner: Grant County
UPC: No UPC Available

LAND APPRAISAL REPORT

Conder

File No. 16073

SUBJECT	Borrower	Not Applicable		Census Tract	9641.00		Map Reference	Survey	
	Property Address	San Ysidro Street lying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Block 21, and north of F Street							
	City	San Lorenzo		County	Grant		State	NM Zip Code 88041	
	Legal Description	0.156+- acre; See Additional Comparables page for details.							
NEIGHBORHOOD	Sale Price \$	NA		Date of Sale	NA		Loan Term	NA yrs.	
	Actual Real Estate Taxes \$	NA(Public Owner) (yr)		Loan charges to be paid by seller \$	NA		Other sales concessions	Not Applicable	
	Lender/Client	Client = Deborah A Conder		Address	2404 Merion Dr, League City, TX 77573				
	Occupant	None - Vacant		Appraiser	Joseph Wm P Kenneally				
	Location	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural		Employment Stability	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor				
	Built Up	<input type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input checked="" type="checkbox"/> Under 25%		Convenience to Employment	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
	Growth Rate	<input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input checked="" type="checkbox"/> Slow		Convenience to Shopping	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Convenience to Schools	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply		Adequacy of Public Transportation	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
	Marketing Time	<input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.		Recreational Facilities	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
SITE	Present	50% One-Unit		5% 2-4 Unit	5% Apts.		0% Condo	5% Commercial	
	Land Use	5% Industrial		5% Vacant	25% Public Lands				
	Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely		<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)				
	Predominant Occupancy	<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Tenant	2% Vacant				
	One-Unit Price Range	\$ 8,000 to \$ 560,000		Predominant Value \$	145,000				
	One-Unit Age Range	1 yrs. to 100 yrs.		Predominant Age	40 yrs.				
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)								
	Adjacent sites are improved with mature detached single-family residences in average to good condition. Traffic and noise levels are low. All residential areas within the Mimbres Valley (Lake Roberts, Mimbres, San Lorenzo & San Juan) and within 23+- miles north, east, south & west of the Subject is a single neighborhood.								
	Dimensions 46.84'x147.01'x46.95'x143.57' = 6,795 sqft <input type="checkbox"/> Corner Lot								
	MARKET DATA ANALYSIS	Zoning Classification	No Formal Zoning		Present Improvements	<input checked="" type="checkbox"/> Do <input type="checkbox"/> Do Not		Conform to Zoning Regulations	
Highest and Best Use		<input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Other (specify)		Due to a small site size on-site utilities are not feasible. Highest & Best use is as asset enhancement.					
Elec.		<input checked="" type="checkbox"/> Public		OFF SITE IMPROVEMENTS	Topo Level - Average				
Gas		<input type="checkbox"/> Not Available		Street Access	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Size 6,795 sqft - Average		
Water		<input type="checkbox"/> Not Available		Surface	Gravel		Shape Rectangular - Average		
San. Sewer		<input type="checkbox"/> Not Available		Maintenance	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		View Residential - Average		
		<input type="checkbox"/> Underground Elect. & Tel.		<input type="checkbox"/> Storm Sewer	<input type="checkbox"/> Curb/Gutter		Drainage No Flood Hazard - Good		
				<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Street Lights		Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)									
RECONCILIATION		Subject site size is based Client provided survey. Subject site is a vacated portion of San Ysidro Street. Owner appears to be a public/government entity; no tax data is available. Subject is minimally developed. At the affirmative request of the Client structures located on site are to be excluded from this valuation. Subject site is appraised as-if vacant & unimproved. The Client is aware of the improvements. No demolition or renovation costs of the improvements are considered in this valuation.							
	The undersigned has recited the following 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	COMPARABLE NO. 2	COMPARABLE NO. 3				
	Address	San Ysidro Street San Lorenzo, NM 88041	#XOX Highway 35 Lake Roberts, NM 88049	104 Laguna del Oso Mimbres, NM 88049	XXX Mockingbird Lane Mimbres, NM 88049				
	Proximity to Subject		22.10 miles NW	1.14 miles NW	3.90 miles NW				
	Sales Price	\$ NA	\$ 0.28/sf	\$ 0.21/sf	\$ 0.23/sf				
	Price \$/Sq. Ft.	\$ Not Applicable	\$ 6,000	\$ 41,000	\$ 20,000				
	Data Source(s)	Inspection 04/04/2016	SCRMLS#31963/GrantCoAssessor	SCRMLS#31492/GrantCoAssessor	SCRMLS#32268/GrantCoAssessor				
	ITEM	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.		
	Date of Sale/Time Adj.	NA	03/12/2015; DOM 21	06/10/2015; DOM 308	07/02/2015; DOM 38				
Location	Mimbres Valley	Mimbres Valley	Mimbres Valley	Mimbres Valley					
Site/View	6,795 sqft	21,780 sqft/Residen	+0.03 195,149 sqft/Residen	+0.02 87,120 sqft/Residen	+0.02				
Available Utilities	Electric	Electric	Electric	Electric					
Amenities	None	None	None	None					
Feasible Sewer System	No	No	Yes	-0.02 Yes	-0.02				
Sales or Financing	Not Applicable	Cash	Seller Finance	Seller Finance					
Concessions	None Known	None Known	None Known	None Known					
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0.03	<input type="checkbox"/> + <input type="checkbox"/> - \$ 0	<input type="checkbox"/> + <input type="checkbox"/> - \$ 0					
Indicated Value of Subject		\$ 0.31	\$ 0.21	\$ 0.23					
Comments on Market Data Adjustments are on a dollar per sf (\$/sf) basis. All presented Comparables are recent sales of market neighborhood residential sites that are competitive with the Subject in market appeal.									
Comments and Conditions of Appraisal A 6,795 sf fee simple site without boundary adversity is assumed. Appraised value is for an as-if vacant site. See next page for details on line adjustments. At present the site is improved with several structures. At the request of the Client all improvements are to be excluded from the appraised value. Appraised value derived in this report is for the as-if vacant site.									
Final Reconciliation Subject site value per sf is from the range of values per sf presented by Comparables #1, #2, #3 & #4. Weight is significantly toward Comparable #1 due to the most recent closing date and most illustrative market appeal. Adjusted values derived from Comparable Listing #5 is considered in this valuation. Appraised site value is based on \$0.27/sf. Indicated value of the Subject site is: \$0.27/sf x 6,795 sf = \$1,835 rounded to \$1,850.									
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 04/04/2016 TO BE \$ 1,850									
Appraiser	Joseph W Kenneally		Supervisory Appraiser (if applicable)						
Date of Signature and Report	04/04/2016		Date of Signature						
Title	Real Estate Appraiser		Title						
State Certification #	839-G		State Certification #						
Or State License #			Or State License #						
Expiration Date of State Certification or License	04/30/2018		Expiration Date of State Certification or License						
Date of Inspection (if applicable)			Did <input type="checkbox"/> Did Not <input type="checkbox"/> Inspect Property	Date of Inspection					

ADDITIONAL COMPARABLE SALES

Conder
File No. 16073

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	San Ysidro Street San Lorenzo, NM 88041	508 S Texas St Silver City, NM 88061	XX State Road 35 Lake Roberts, NM 88049	
Proximity to Subject		21.05 miles W	22.13 miles NW	
Sales Price	\$ NA	\$ 4.59/sf	\$ 2.03/sf	\$
Price \$/Sq. Ft.	\$ Not Applicable	\$ 22,000	\$ 19,500	\$
Data Source(s)	Inspection 04/04/2016	SCRMLS#32439/GrantCoAssessor	SCRMLS#28427/GrantCoAssessor	
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.
Date of Sale/Time Adj.	NA	09/30/2015;DOM 77	Active;DOM 1711	-0.02
Location	Mimbres Valley	Silver City	Mimbres Valley	
Site/View	6,795 sqft	4,792 sqft/Residen	09,583 sqft/Residen	0
Available Utilities	Electric	Electric,Water,Gas	Electric	
Amenities	None	None	None	
Feasible Sewer System	No	Yes	No	
Sales or Financing Concessions	Not Applicable None Known	Seller Finance None Known	Cash None Known	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4.32	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -0.02	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		\$ 0.27	\$ 2.01	\$

Comments on Market Data

THIS IS AN APPRAISAL REPORT

FEE DISCLOSURE:

Appraiser Fee: \$300.00

No Appraisal Management Company Involvement

LEGAL DESCRIPTION:

All of San Ysidro Street being bounded on the East by the West line of Block 20, bounded on the North by the South line of Lot 1, Block 21, bounded on the West by the East line of Lots 2 and 3, Block 21, and bounded on the South by the North line of "F" Street, San Lorenzo Townsite, Grant County, New Mexico as shown on the Map of San Lorenzo recorded in Plat Book 1 at Page 40 of the records of the Grant County Clerk.

OWNERS OF PUBLIC RECORD:

To the best of the Appraisers knowledge the Subject is a vacated street (San Ysidro) owned by Grant County.

NO PRIOR APPRAISAL:

I have performed no appraisal (or any other specified services), as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period (or 36 months) immediately preceding acceptance of this assignment.

PURPOSE OF THE REPORT:

The purpose of this report is to determine the market value of the as-if vacant Subject property - Subject was inspected on 04/04/2016.

INTENDED USE:

The intended use of the appraisal report is to assist the named client in the report for asset valuation.

TYPICAL MARKET TIME:

A market time of 365 days is typical for vacant residential land.

EXPOSURE TIME:

Subject is appraised at a value that is active in the present market. Estimated exposure time at appraised value is 365 days.

CLIENTS & USERS:

This appraisal and reliance on the value derived is for the Client specified in this report only. Only the Client is the intended User of this report. The Owner and all subsequent third parties to a transaction are not considered to be the Client and/or User of this report.

EXTENT OF INSPECTION:

Subject site was observed from the public street (F Street).

PRESENTED & MLS DATA:

No listing data known for the Subject within the last twelve months (Silver City Regional Multiple Listing Service data). *All SCRMLS data source references in this report are from the Silver City Regional Multiple Listing Service (SCRMLS data).

SUBJECT LISTING HISTORY & PURCHASE AGREEMENT:

No sales or listing data known for the Subject within the last three years (SCRMLS data).

DISTANCES EXCEEDING 3 MILES & MARKET NEIGHBORHOOD BOUNDARIES:

All residential areas within the Mimbres Valley (Lake Roberts, Mimbres, San Lorenzo & San Juan) and within 12+- miles north, east, south & west of the Subject is a single neighborhood. Residences inside of this area are equal in services, distance from employment, shopping and schools. Comparable distances often exceeds three miles due to a small and dispersed population. Homes within this area are very similar in appeal and location adjustments are not warranted.

The Mimbres River Valley is a north/south running valley approximately 15 miles east of Silver City, NM. The valley is approximately five miles wide and situated between the Pinos Altos Mountain Range to the west and the Black Range to the east (lands contained within these ranges are administered by the Gila National Forest). Land use in the valley was predominately ranching and agricultural until the late 1970's. Within the last two and a half decades the predominant land use has shifted to residential single family home sites. Both site built and manufactured homes located on small acreage sites are scattered throughout the valley. At present the small communities of Lake Roberts, Mimbres, San Lorenzo and San Juan are residential villages which comprise the Mimbres area.

SILVER CITY MARKET & COMPARABLE #4 LOCATION ADJUSTMENT:

Due to limited recent Mimbres sales Comparable #4 has been included in this report to "bracket" the Subjects site size. The community of Silver City is located approximately 15 miles west of the Subject. Silver City is a significantly larger community with expanded shopping and employment opportunities. The Gila Regional Medical Center, Western New Mexico State University, shopping centers, and most area medical/dental practices are located in Silver City. Sales activity and prices for residential sites in Silver City tend to sell at higher prices when compared with similar sites situated in closer proximity to the Subject. Due to more; education opportunities, employment opportunities, shopping opportunities, and medical/dental services Silver City vacant land sales are superior in market appeal to Mimbres Valley vacant land sales. Comparable #4 Silver City location adjustment is based on 50% of the gross sale price per sf.

SITE ADJUSTMENTS:

A typical local market condition is that as the size of a residential site increases the relative value per sf decreases. Comparables #1,#2 are significantly larger sites; site adjustments are based on 10% of the respective gross sale price per sf. Comparable #4 site is similar enough with the Subject site in size that no site adjustments are warranted.

NO FLOOD HAZARD LOCATION:

Entire site is outside of identified flood hazard areas (Flood Hazard Map 35017C1075E - 01/06/2011).

MARKET DATA ANALYSIS

Supplemental Addendum

File No. 16073

Borrower	Not Applicable					
Property Address	San Ysidro Street lying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Block 21, and north of F Street					
City	San Lorenzo	County	Grant	State	NM	Zip Code 88041
Appraiser	Joseph Wm P Kenneally					

UTILITY & AMENITY ADJUSTMENTS:

Comparables #1, #2 & #3 sold with similar available utilities to the Subject; no utility adjustments warranted. According to the SCRMLS Comparable #4 has two additional utilities available than the Subject has; a utility adjustment based on 15% per utility difference (30%) of the gross sale price per sf is applied.

SEPTIC/SEWER FEASIBILITY ADJUSTMENTS:

The NM Environment Department (NMED) typically requires sites to have a public/community water source in order to place a septic system on a less than 0.75 acre site. A site that is smaller than 0.75 acre generally cannot have both a private well and a private septic systems. The Subject is located in an area where public utilities are not readily available; therefore, this would require the Owner to have private utilities to accommodate a habitable residence on an independent site. Subject site can support residential structures that do not require on-site utilities (e.x.: garages, carports, shops, storage sheds, etc.). Due to limited options for utilities the Subject market value is negatively effected. Comparable #1 is less than 0.75 acre in size, does not have public utilities available, and reflects the same impediments to residential construction as the Subject; no feasible sewer system adjustment is warranted. Comparables #2 & #3 all have sites large enough to support private on-site utilities; a Feasible Sewer System adjustment based on 10% of the respective gross sale price per sf is applied. Comparable #4 is located within Silver City town limits and has access to all public utilities; a Feasible Sewer System adjustment based on 10% of the gross sale price per sf is applied.

LISTING ADJUSTMENTS:

Comparable #5 is currently a listed vacant site located in the Mimbres Valley. For local vacant land sales significant listing adjustments from advertised listing prices are appropriate. In the Market Data Analysis listing adjustments based on 10% of the gross listing price per sqft is applied to Comparable Listing #5.

NM HIGHWAY 152, NM HIGHWAY 35 & NM HIGHWAY 61:

NM Highway 152, NM Highway 35 & NM Highway 61 are not restricted access thoroughfares. There is no indication from market data that NM Highway 152, NM Highway 35 & NM Highway 61 act as a neighborhood barrier or inhibits cross town traffic. Rather, NM Highway 152, NM Highway 35 & NM Highway 61 are the economic hub of the community. The appraiser found no market data that supports location adjustments for residences situated on either side of NM Highway 152, NM Highway 35 and/or NM Highway 61.

MARKET VALUE DEFINITION*:

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 and 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:

- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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.

*(12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

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 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:San Ysidro Street lying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Blk**APPRAISER:**

Signature: 
Name: Joseph Wm P Kenneally
Date Signed: 04/04/2016
State Certification #: 839-G
or State License #: _____
State: NM
Expiration Date of Certification or License: 04/30/2018

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

General Addenda

File No. 16073

Borrower	Not Applicable				
Property Address	San Ysidro Street lying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Block 21, and north of F Street				
City	San Lorenzo	County	Grant	State	NM Zip Code 88041
Appraiser	Joseph Wm P Kenneally				

GENERAL ADDENDA**MIMBRES RIVER VALLEY:**

The Mimbres River Valley is a north/south running valley approximately 12 miles east of Silver City, NM. The valley is approximately five miles wide and situated between the Pinos Altos Mountain Range to the west and the Black Range to the east (lands contained within these ranges are administered by the Gila National Forest). Land use in the valley was predominately ranching and agricultural until the late 1970's. Within the last two decades the predominant land use has shifted to residential single family home sites. Both site built and manufactured homes located on small acreage sites are scattered throughout the valley. At present the small communities of Lake Roberts, Mimbres, San Lorenzo and San Juan are residential villages which comprise the Mimbres Valley. Even with the small population of the valley sales of homes are steady as new families are attracted to the area due to easy all-weather state highway access to Silver City, area employment, shopping and schools.

SCOPE OF THE APPRAISAL:

This appraisal has been developed and reported in accordance with the provisions of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. The scope of the appraisal encompasses the necessary research to prepare a report reflecting the Market Value of the subject property in accordance with its highest and best use analysis.

Pertinent economic and physical characteristics of the real estate were considered, and every effort was made to acquire the most current data for analysis. An on-site inspection of the physical premises was performed, and all comparable data utilized in this report was obtained and confirmed by the appraiser in a manner consistent with accepted appraisal practices.

It should be clearly understood that the extent of research and analysis has been limited to that required for the purpose and function of this appraisal as stated herein. All facts, assumptions and conditions upon which this appraisal is based are set forth in the Assumptions and Limiting Conditions.

ADDITIONAL AREA & NEIGHBORHOOD COMMENTS:**GRANT COUNTY:**

Grant County is located in the southwest quadrant of the state of New Mexico approximately 300 miles southwest of the city of Santa Fe and approximately 150 miles northwest of the city of El Paso, TX. The county's population is about 29,000 with 14,000 residing within the Town limits of Silver City. The remaining 15,000 of the population is dispersed throughout the towns of Bayard, Santa Clara, Hurley and other smaller communities.

Transportation & Communications are facilitated by: US Highway 180, New Mexico State Route 90, one railroad, the Grant County Airport, 2 FM radio stations, and numerous local newspaper publications.

Mining, Civil Service & Ranching are the dominant economies although other activities such as health care, shipping, service, retail & manufacture are also well represented. Part of the Gila National Forest occupies the northern and central portions of the county. Mining is the dominant economy in the area with large open pit copper mines in the Santa Clara Hills 15 miles east of Silver City and in the Burro Mountains 15 miles south of Silver City. The Phelps Dodge Corporation owns & operates a mineral smelter in Hurley 15 miles east of Silver City.

Silver City is also the home of Western New Mexico University an advanced degree institution with an undergraduate population of approximately 2,500 students.

SILVER CITY MARKET CONDITION COMMENTS:

The current real estate market is stable. Between 2005 and 2007 residential sales activity and prices showed sharp increases. Beginning in the last quarter of 2007 through 2011 the number of sales transactions and sales prices steadily declined. Since the first quarter of 2012 residential sales volumes and average prices have stabilized.

General Addenda

File No. 16073

Borrower	Not Applicable					
Property Address	San Ysidro Street lying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Block 21, and north of F Street					
City	San Lorenzo	County	Grant	State	NM	Zip Code 88041
Appraiser	Joseph Wm P Kenneally					

According to the Silver City Regional Multiple Listing Service (SCRMLS) there were in 2014 a total of 264 residential real estate transactions in Grant County (vacant residential land sales are included in this accounting). This is at approximate parity with the number of 2013 sales transactions. A total of \$34,077,603 in residential real estate sales (including vacant residential land sales) were conducted in the county last year (an approximately 5% decrease from 2013 sales totals). In 2014 the average single family conventional residence in Grant County sold for \$152,400 within six months of listing (this is at approximate parity with the average residence sale price in 2012 & 2013).

SUMMARY

For the last year the Grant County residential real estate market has stabilized in the volume of sales activity and sale prices. Declines in sale prices for residential constructions has bottomed out since the first quarter of 2012. The overall 2014 market is at approximate parity with the last two years; although, at lower sales volumes and prices than experienced prior to 2012. Residences in a broad range of price, type, and configuration tend to close within 6 months and 10% of listing if they are well marketed and priced competitively. Financing is readily available for all types of constructions, configurations and price ranges.

ADDITIONAL SALES COMPARISON COMMENTS:**Site:**

Often it is necessary to use land sales from throughout the community or neighborhood to value a specific site. Adjustments are based on sales of comparable vacant sites or the extracted values of improved sites. Extracted values are determined by depreciated *Marshall/Swift* information and the appraiser's knowledge of a potential buyer's perceived value of improvements. Adjustments per site unit area in the Sales Comparison Analysis are often lower than the unit value indicated in the Cost Approach. Comparable and subject sites in the Sales Comparison Analysis are *improved properties* and potential buyers do not have the same range of opportunity in; orientation of improvements, view from windows, locations of outside constructions or other advantages of an unimproved site.

Location:

All residential areas within the Mimbres River Valley are considered a single neighborhood.

Comparables:

The major sources for market information are; area real estate brokers, county assessor's files, title company files, and in-house appraisal files. It is always the goal of the appraiser to select sales of properties that may be perceived as a reasonable substitute in the minds of potential purchasers.

Sales selected for comparison are the best available that are illustrative of the subject's worth. Sales that require the fewest and smallest adjustments are strong indicators of value. Adjustments that are easily defensible in the market are given the most weight.

Comparable sales are selected on the basis that they are arms-length transactions without undue pressure on either the buyer or seller. All sales (unless otherwise addressed in the report) are recent closings; as adjustments are developed from current market data and the perceived relative value by potential buyers in this same market.

Whenever possible comparable sales are selected which closed with values both above and below the appraised value of the subject (bracketed sales). ***The most similar recent sales of comparable properties are always selected***, and bracketed sales may not be possible for the subject.

Current Listings or Sales Contract Offerings:

Current competitive listings and sales contract offerings are reviewed and considered continually by The Kenneally Appraisal Service. If a trend is indicated, and relevant competitive listings or sales contract offerings are available, this data may be provided in the body of the report; or will be provided *at the request of the client*.

General Addenda

File No. 16073

Borrower	Not Applicable				
Property Address	San Ysidro Street lying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Block 21, and north of F Street				
City	San Lorenzo	County	Grant	State	NM Zip Code 88041
Appraiser	Joseph Wm P Kenneally				

COMMENTS ON FORM REPORTING:

The accompanying *UNIFORM LAND APPRAISAL FORM* lists the factors for adjustment in descending order of importance for the typical residential property. As is the difficulty with any standardized form, it cannot take into effect the requirements for every type of residential condition. Often a single factor such as quality or condition supersedes all other factors in the adjustment process.

The appraisal form is not the appraisal. It is used to lead the reader through the appraisal process to the final conclusion of value reached by the appraiser. If this has not been done or if additional data is required, please call the Kenneally Appraisal Service.

HIGHEST & BEST USE ANALYSIS:

Highest and best use is defined as; That legal use, at the time of the appraisal, which is most likely to produce the greatest net return to the land over a stated period of time. Highest and best use is subject to the following conditions:

- The intended use does not violate legal restrictions including, but not limited to, zoning and deed restrictions.
- The site is physically suited for the intended use.
- There is an active market with sufficient demand for the type of use intended.
- It is assumed that the site is vacant and available for development to the intended use.

Unless otherwise indicated in this report, the highest and best use of the subject property is judged to be its present use.

Certification Statement

File No. 16073

Borrower	Not Applicable					
Property Address	San Ysidro Street lying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Block 21, and north of F Street					
City	San Lorenzo	County	Grant	State	NM	Zip Code 88041
Appraiser	Joseph Wm P Kenneally					

CERTIFICATION: THE SIGNING APPRAISER OF THIS REPORT DOES HEREBY CERTIFY that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report.
4. I have performed no appraisal (or the specified appraisal services), as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period (or 36 months) immediately preceding acceptance of this assignment, or of the effective date of this report.
5. I have no personal interest or bias with respect to the parties involved.
6. My engagement in this assignment was not contingent upon the developing or reporting of predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant professional assistance to the person signing this report except as shown within the report.

Resume

File No. 16073

Borrower	Not Applicable				
Property Address	San Ysidro Street lying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Block 21, and north of F Street				
City	San Lorenzo	County	Grant	State	NM Zip Code 88041
Appraiser	Joseph Wm P Kenneally				

RESUME - JOSEPH Wm. P. KENNEALLY
PO Box 4099 Silver City, New Mexico 88062 - Tel. & Fax. (505) 534-2668

CERTIFICATIONS & DEGREES:

New Mexico State Real Estate Appraiser -General Certification - February 1995
#000839-G
Bachelor of Science - Civil Engineering - Washington State University - February 1984
Pullman, Washington
Bachelor of Arts - Political Science - Northwestern University - June 1978
Evanston, Illinois

APPRAISAL (A) & REAL ESTATE (RE) EDUCATION:

(RE) Sept./1997 - 5 hr. - **Contract Law** (Stanley-Mathis/NM Board of Realtors, Silver City, New Mexico)
(A) Aug./1994 - 32 hr. - **103 Real Property Valuation** (Arizona School of Real Estate, Scottsdale, Arizona)
(A) Jun./1994 - 35 hr. - **Appraisal Report Writing** (Stanley-Mathis/NM Board of Realtors, Albuquerque, New Mexico)
(A) Feb./1994 - 39 hr. - **Basic Income Capitalization** (The Appraisal Institute, Chicago, Illinois)
(A) Feb./1993 - 15 hr. - **Appraisal Standards & Ethics** (Stanley-Mathis/NM Board of Realtors, Albuquerque, New Mexico)
(A) Dec./1992 - 32 hr. - **102 Real Property Valuation** (Arizona School of Real Estate, Scottsdale, Arizona)
(A) Nov./1992 - 30 hr. - **101 Real Property Valuation** (Arizona School of Real Estate, Scottsdale, Arizona)

RELEVANT WORK EXPERIENCE:

Feb./1995 to Date -**Kenneally Appraisals**
Professional residential and commercial appraisals.
Primary residential clients intend to resell the real estate package on the secondary finance market.

Jun./1996 to Nov./1997 -**Civil Engineering and Professional Appraisal** work with Engineers Inc - Silver City, NM (Tel 505-538-5395). Appraisals & Acquisitions for municipal engineering projects, State funded engineering projects, benefit analysis, easements and right-of-ways. Engineering design and survey for commercial structures, public roadways and public utilities.

Nov./1995 to Jun./1996- **Land Surveyor Technician** for Quail Springs Surveying, Silver City, NM (Tel 505-538-5036). Court house research and field work for Nick Tucci, a Professional Land Surveyor in Grant County, NM. Typical projects were residential boundary and improvement surveys.

Sept./1992 to Feb./1995 - **2.5 years employment as a Staff Real Estate Appraiser** for the Ruebush Appraisal Service, Silver City, NM. (Tel 505-538-5646). 3330+ hr. of logged Appraisal Experience; 1684+ hr. in Residential and 1646+ hr. in Commercial Appraisals.

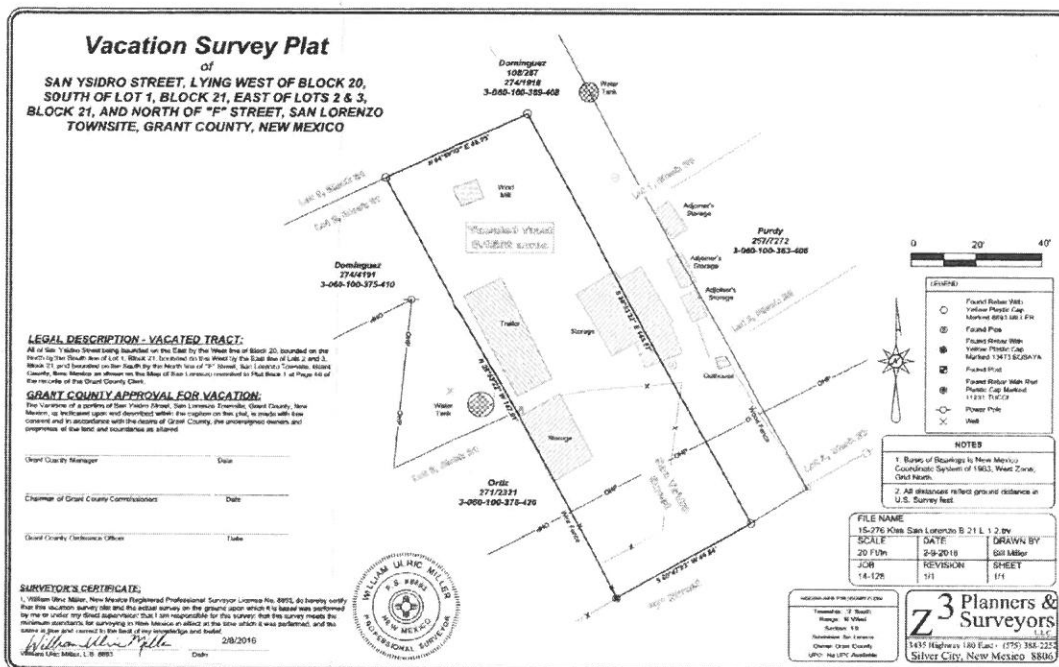
Apr./1984 to Jun./1991 - **Federal Structural & Civil Engineer** with a specialty in heavy load bridge and road design, construction, cost and contracting. Work Stations included: - Gila National Forest - Silver City, NM
Tonto National Forest - Phoenix, AZ
USFS, Regional Office - Portland, OR
Colville National Forest - Colville, WA

Jun./1982 to Apr./1984 - **Federal Cooperative Student Civil Engineer** working in the Facilities Department - Colville National Forest, Colville, WA
Significant work in the design and maintenance of housing, water supply and septic treatment.

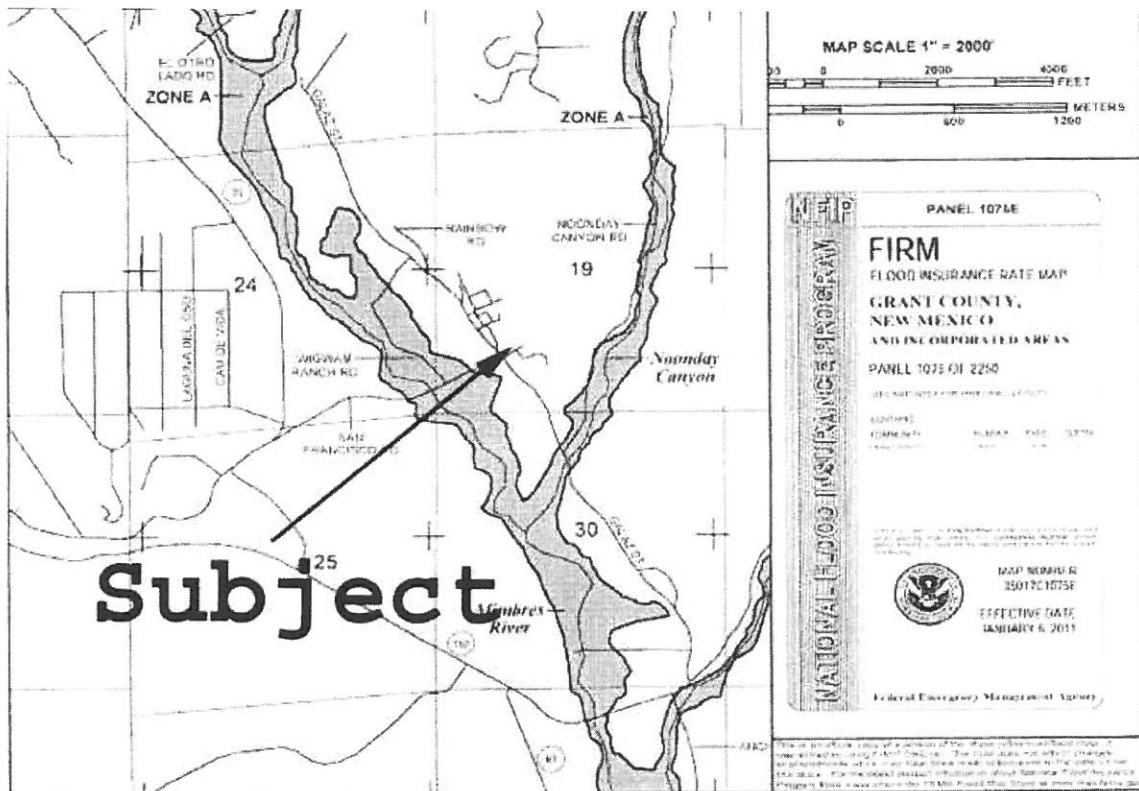
Appraisers Certification

<i>State of New Mexico</i>			
REAL ESTATE APPRAISERS BOARD			
PO Box 25101	Santa Fe, NM 87505	(505) 476-4622	
This is to certify that			
Joseph W.P. Kenneally		#839-G	
Having complied with the provisions of the New Mexico Real Estate Appraisers Act is hereby granted a license to practice as a			
<i>General Certified Appraiser</i>			
<i>This appraiser is eligible to perform in Federally Related Transactions</i>			
Issue Date: 03/08/1993		Date Expires: 04/30/2018	
THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS			

Survey

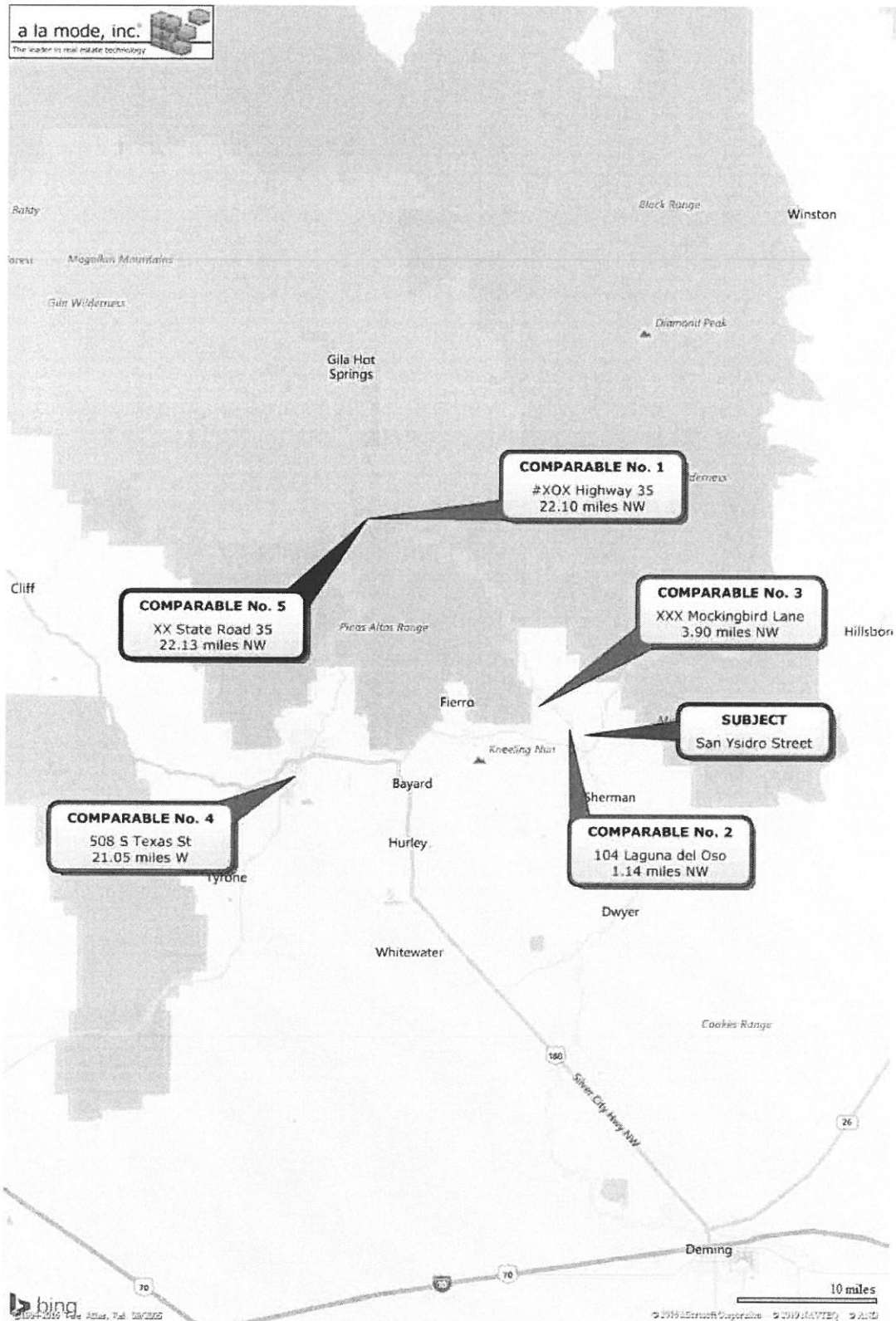


Flood Map



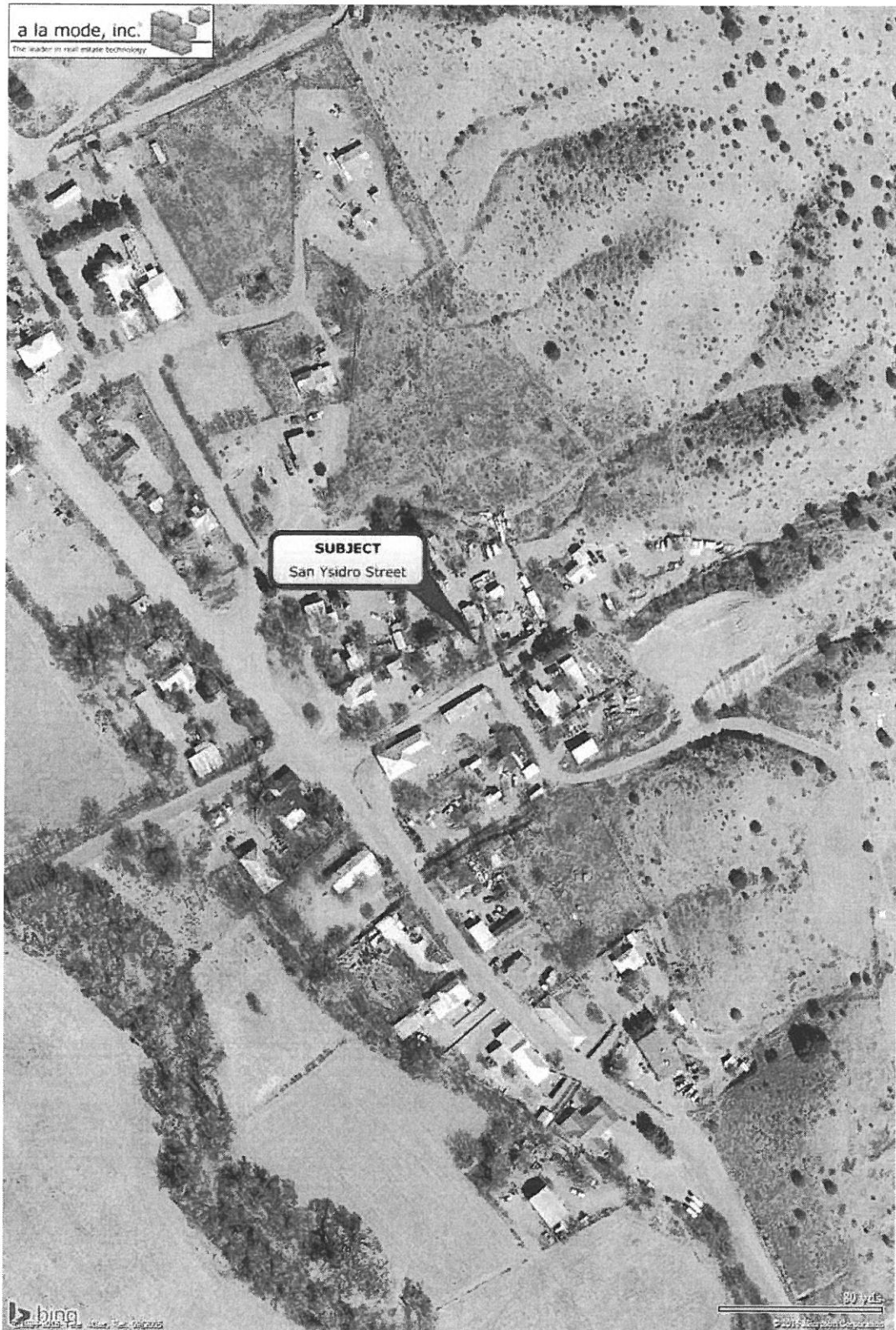
Location Map

Borrower	Not Applicable					
Property Address	San Ysidro Street lying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Block 21, and north of F Street					
City	San Lorenzo	County	Grant	State	NM	Zip Code 88041
Appraiser	Joseph Wm P Kenneally					



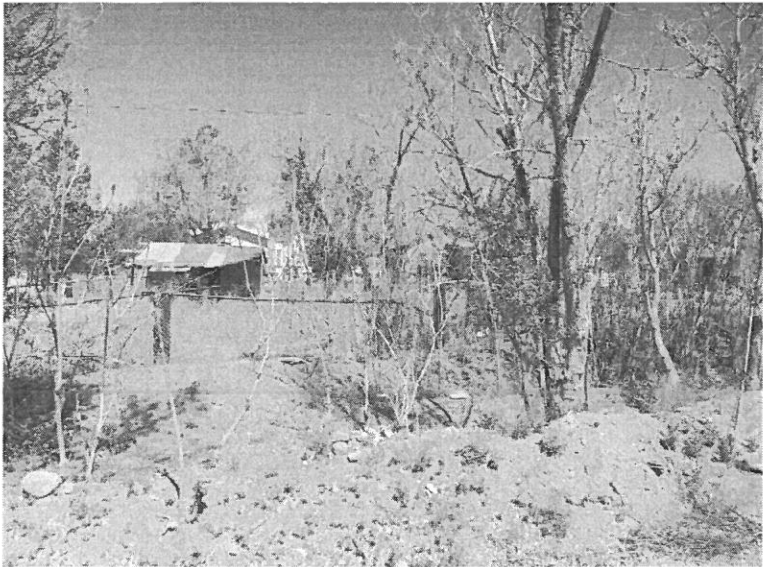
Aerial Map

Borrower	Not Applicable				
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City	San Lorenzo	County	Grant	State	NM Zip Code 88041
Appraiser	Joseph Wm P Kenneally				



Subject Photo Page

Borrower	Not Applicable					
Property Address	San Ysidro Street Iying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Block 21, and north of F Street					
City	San Lorenzo	County	Grant	State	NM	Zip Code 88041
Appraiser	Joseph Wm P Kennecally					

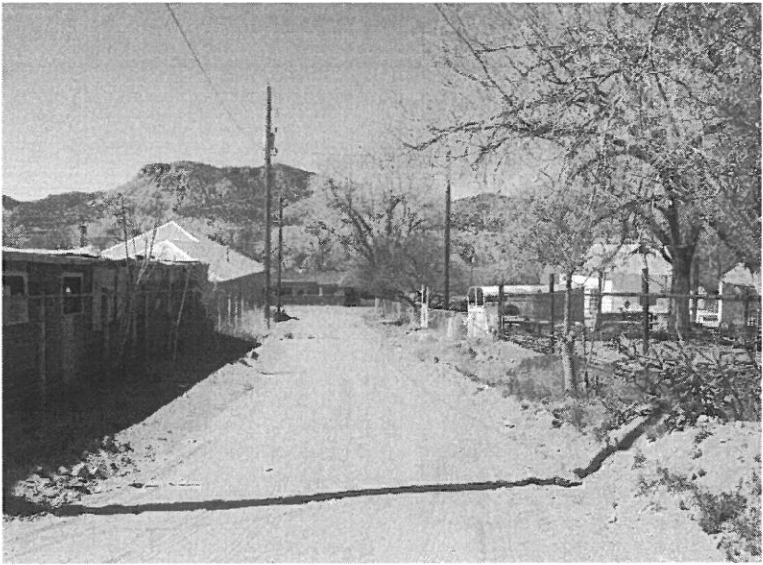


Subject Front

San Ysidro Street
Sales Price NA
GLA
Total Rooms
Total Bedrms
Total Bathrms
Location Mimbres Valley
View 6,795 sqft
Site
Quality
Age



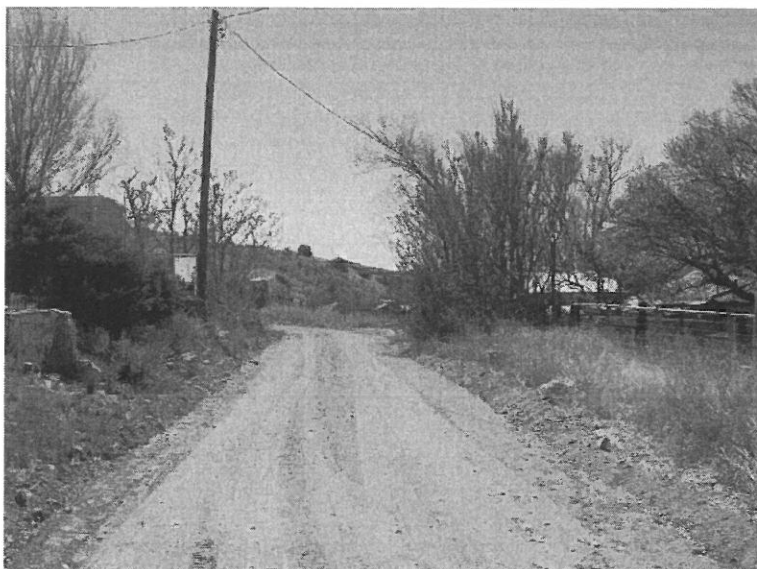
Subject Front



Subject Street #1

Subject Photo Page

Borrower	Not Applicable					
Property Address	San Ysidro Street lying West of Block 20, South of Lot 1, Block 21, East of Lots 2&3, Block 21, and north of F Street					
City	San Lorenzo	County	Grant	State	NM	Zip Code 88041
Appraiser	Joseph Wm P Kenneally					



Subject Street #2

San Ysidro Street
Sales Price NA
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location Mimbres Valley
View 6,795 sqft
Site
Quality
Age

QUITCLAIM DEED

THE COUNTY OF GRANT, NEW MEXICO, whose address is 1400 Highway 180 East, Silver City, New Mexico 88061, hereby quitclaims to Amalia T. Dominguez Estate, whose address is 2404 Merion Dr. League City, TX 77573, all of its right, title, and interest in the following described real estate located in Grant County, New Mexico:

All of San Ysidro Street being bounded on the East by the West line of Block 20, bounded on the North by the South line of Lot 1, Block 21, bounded on the West by the East line of Lots 2 and 3, Block 21, and bounded on the South by the North line of "F" Street, San Lorenzo Town site, Grant County, New Mexico as shown on the Map of San Lorenzo recorded in Plat Book 1 at Page 40 of the records of the Grant County Clerk

WITNESS by my hand and seal this 15th day of September, 2016.

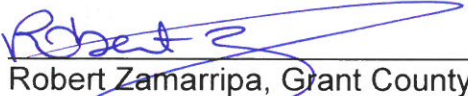
Board of Grant County Commissioners:


Brett Kasten, Chairperson


Gabriel Ramos, Member


Ron Hall, Member

ATTEST:


Robert Zamarripa, Grant County Clerk



ACKNOWLEDGMENT

State of New Mexico)
) ss.
County of Grant)

This instrument was acknowledged before me on this 15th day of September, 2016,
by ~~the three~~ Two members of the Board of Grant County Commissioners.

Robert Zamarripa
NOTARY PUBLIC

My commission expires: 8-28-19