MARKET VALUE APPRAISAL REPORT

LOCATED AT:

RR 3 Box 77C
Kingfisher, OK 73750-9549
see attached

FOR:

Patricia Humphrey

AS OF:

May 16, 2011

BY:

DAVID T. WAKEFIELD
ACT Appraisal Services Inc.
318 Lisa Lane
Guthrie, Oklahoma 73044
405-401-0285
Oklahoma Certified Residential Appraiser # 12685CRA

FannieMae

DAVID WAKEFIELD

Desktop Underwriter Property Inspection Report

File No. RT3HUMPHREY0511

THIS PROPERTY INSPECTION REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

Property Address RR 3 Box 77C City Kingfisher State OK Zip Code 73750-9549

Legal Description see attached County Kingfisher

Assessor's Parcel No. 0000-17-15N-06W-3-003-00 Tax Year 2010 R.E. Taxes $ 663 Special Assessments $n/a

Borrower Patricia Humphrey Current Owner Patricia Humphrey Occupant [X] Owner [ ] Tenant [ ] Vacant

Neighborhood or Project Name Unplatted S17 T15N R06W Project Type [ ] PUD [ ] Condominium HOA $ /Mo.

Property rights [X] Fee Simple [ ] Leasehold Map Reference see attached map Census Tract 9584.00

								Single family housing PRICE $(000)	AGE (yrs)	Condominium housing PRICE (if applic.) $(000)	AGE (yrs)
Location	[ ] Urban	[ ] Suburban	[X] Rural	Property values	[ ] Increasing	[X] Stable	[ ] Declining	80 Low	32	Low	
Built up	[ ] Over 75%	[ ] 25-75%	[X] Under 25%	Demand/supply	[ ] Shortage	[X] In balance	[ ] Over supply	175 High	111	High	
Growth rate	[ ] Rapid	[X] Stable	[ ] Slow	Marketing time	[ ] Under 3 mos.	[X] 3-6 mos.	[ ] Over 6 mos.	Predominant 128	75	Predominant	

Neighborhood boundaries The subject property is located south of E0850 Rd., west of N2890 Rd., north of E0860 Rd. and east of N2870 Rd. on N2880 Rd.

Does the site generally conform to the neighborhood in terms of size and shape? [X] Yes [ ] No If No, describe:

Does the property conform to zoning regulations? [X] Yes [ ] No If No, describe: Not researched. An assumption was made that the subject does not have Zoning issues. Any information to the contrary may affect the value conclusion. See addenda

Does the present use represent the highest and best use of the property as improved? [X] Yes [ ] No If No, describe:

Utilities	Public	Other		Public	Other	Off-site Improvements	Type	Public	Private
Electricity	[X]		Water	[ ]	Well Water	Street	Crushed rock	[X]	[ ]
Gas	[X]		Sanitary sewer	[ ]	Septic Tank	Alley	none	[ ]	[ ]

Do the utilities and off-site improvements conform to the neighborhood? [X] Yes [ ] No If No, describe:

Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? [ ] Yes [X] No If Yes, describe: Not researched. An assumption was made that the subject does not have easement or encroachment or special assessment issues. Any information to the contrary may affect the value conclusion. See addenda

Source(s) used for physical characteristics of property: [X] Exterior inspection from street [ ] Previous appraisal files [X] Assessment and tax records [X] MLS [ ] Prior inspection [ ] Property owner [X] Other (Describe): exterior of building , no inside inspection of any building.

No. of Stories 1 Type (Det./Att.) Det Exterior Walls siding Actual Age (Yrs.) 86 years Manufactured Housing [ ] Yes [X] No

Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? [X] Yes [ ] No If No, describe:

Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? [ ] Yes [X] No If Yes, describe: None noted from inspection from street level. See addenda

Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? [ ] Yes [X] No If Yes, describe: None noted from inspection from street level. See addenda

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

1. I personally inspected from the street the subject property and neighborhood.
2. I stated in this 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.
3. I have not knowingly withheld any significant information and I believe, to the best of my knowledge, that all statements are true and correct.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction.
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 inspection is contingent on the outcome of the inspection.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed this report, he or she certifies and agrees that: I directly supervise the appraiser who prepared this report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 and 5 above, and am taking full responsibility for this report.

CONTINGENT AND LIMITING CONDITIONS: The above certification is subject to the following conditions: The appraiser has noted in this report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous substances, etc.) observed during the exterior inspection of the subject property and neighborhood. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed 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, this report must not be considered as an environmental assessment of the property.

APPRAISER:	**SUPERVISORY APPRAISER (ONLY IF REQUIRED):**
Signature: David T Wakefield	Signature:
Name: DAVID T. WAKEFIELD	Name:
Company Name: ACT Appraisal Service	Company Name:
Company Address: P.O. Box 1595, Guthrie, OK 73044	Company Address:
Estimated Value as of 5/16/11 $125,000	
Date of Report/Signature: May 16, 2011	Date of Report/Signature:
State Certification #: 12685CRA	State Certification #:
or State License #:	or State License #:
State: OK	State:
Expiration Date of Certification or License: 6/30/2012	Expiration Date of Certification or License:
	[ ] Did [ ] Did not inspect subject property from street

Additional Comparables

File # RT3HUMPHREY0511

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	Rt 3 Box 77C Kingfisher, OK 73750	Rt 1 Box 110 Cashion, OK 73016		Rt. 4 Box 130 Okarche, OK 73762		Rt 1 Box 136 Kingfisher, OK 73750	
Proximity to Subject		9.06 miles E		4.87 miles SW		10.39 miles NW	
Sale Price	$		$ 146,000		$ 119,500		$ 175,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 75.69 sq.ft.		$ 81.02 sq.ft.		$ 84.54 sq.ft.	
Data Source(s)		C.R. 0000-26-15N-05W-2-002-00		C.R. 0000-34-15N-07W-1-001-0		C.R. 0000-32-17N-07W-3-000-00	
Verification Source(s)		County Rec/MLS 433634		County Rec/MLS		County Rec/MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		N/A		N/A		N/A	
Date of Sale/Time		11/5/2010		7/30/2010		6/4/2010	
Location	Unpl 15N 06W	Unpl 15N 05W		Unpl 15N 07W		Unpl 17N 07W	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5 acres	6.58 acres	-3,100	5 acres		5.34 acres	
View	Similar Homes	Similar Homes		Similar Homes		Similar Homes	
Design (Style)	Traditional Frame	Traditional Frame		Traditional Frame		Traditional Frame	
Quality of Construction	A/ siding	A/ Al/Vin/Stl		A/ Brick/Wood	-5,975	A/ Al/Vin/Stl	
Actual Age	86 years	72 years	-5,110	32 years	-16,133	111 years	+10,938
Condition	Average	Average		Average		Average	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / 2	7 / 3 / 2		7 / 3 / 2		7 / 3 / 2	
Gross Living Area	1,758 sq.ft.	1,929 sq.ft.	-5,643	1,475 sq.ft.	+9,339	2,070 sq.ft.	-10,296
Basement & Finished Rooms Below Grade	basement 1000sf unfinished	None none	+3,000	None none	+3,000	None none	+3,000
Functional Utility	Functional	Functional		Functional		Functional	
Heating/Cooling	CHA	CHA		CHA		CHA	
Energy Efficient Items	Alum Windows	Alum Windows		Alum Windows		Alum Windows	
Garage/Carport	2 car det./2 c cpt.	none	+5,500	2 car attached	+500	2 car detached	+500
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/Porch		Patio/Porch	
Det Barn/Shop or Garage	barn/shp/storag	2 sm build/ 1 barn	-3,500	none	+10,000	larg barn/ large sho	-20,000
Net Adjustment (Total)		☐ + ☒ -	$ -8,853	☒ + ☐ -	$ 731	☐ + ☒ -	$ -15,858
Adjusted Sale Price of Comparables		Net Adj. 6.1 % Gross Adj. 17.7 %	$ 137,147	Net Adj. 0.6 % Gross Adj. 37.6 %	$ 120,231	Net Adj. 9.1 % Gross Adj. 25.6 %	$ 159,142

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	No sale last 36 mo	No sales last 12 months	No sales last 12 months	No sales last 12 months
Price of Prior Sale/Transfer	N/A	0	0	0
Data Source(s)	County records/PVP/MLS	County records/PVP/MLS	County records/PVP/MLS	County records/PVP/MLS
Effective Date of Data Source(s)	Last 30-60 days	Last 30-60 days	Last 30-60 days	Last 30-60 days

Analysis of prior sale or transfer history of the subject property and comparable sales The sales found and listed above were found to be the best reflections of value for the subject property. All sales were considered normal arms length transactions, sold in a open market with typical buyers and sellers.

Analysis/Comments

The undersigned appraiser has performed a Limited Scope Valuation of the subject property. Inspection of the subject was from exterior only, No physical inspection of the inside of subject property was performed. No physical inspection of the comparables was performed.

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based upon a qualitative sales comparison analysis for use in a mortgage finance transaction.

INTENDED USE: This appraisal is intended for use only by the client and/or its subsidiaries. The purpose of this appraisal is to help the client analyze the risk associated with making a loan on the subject property.INTENDED USER(S): The intended user(s) of this appraisal report is the Lender/Client named herein, or its successors and assigns.

HIGHEST AND BEST USE: The Highest and Best Use of the subject property is assumed to be its present use;

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 acting in what they consider their own best interests; (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 concession granted by anyone associated with the sale.This is a Restricted Appraisal Report of a Limited appraisal made according to the binding requirements and guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP). I have performed all of the procedures of the Valuation process required by the USPAP for a Complete Appraisal except those which the client instructed me to omit. These omissions, called departures, are permitted by USPAP and they are disclosed and explained with in the body of this report and addenda. I have agreed to perform this limited appraisal service as requested by the client, and have advised the client about it limitations and that it may not be as reliable as a complete appraisal. The report and conclusions set forth in this report may not be understood properly without additional information in the appraisers work file. The Client agrees that the performance of this limited appraisal service is appropriate.

Additional Comparables

File # RT3HUMPHREY0511

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	Rt 3 Box 77C Kingfisher, OK 73750	1010 S. 9th Street Kingfisher, OK 73750					
Proximity to Subject		6.59 miles NW					
Sale Price	$		$ 80,000		$		$
Sale Price/Gross Liv. Area	$ sq.ft.	$ 51.68 sq.ft.		$ sq.ft.		$ sq.ft.	
Data Source(s)		C.R. 1135-00-001-003-0-000-00					
Verification Source(s)		County Rec/MLS					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		N/A					
Date of Sale/Time		1/11/2011					
Location	Unpl 15N 06W	Jones					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	5 acres	8,400 sq.ft.	+8,000				
View	Similar Homes	Similar Homes					
Design (Style)	Traditional Frame	Traditional Frame					
Quality of Construction	A/ siding	A- Siding					
Actual Age	86 years	101 years	+3,000				
Condition	Average	Average					
Above Grade	Total / Bdrms. / Baths	Total / Bdrms. / Baths		Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Room Count	7 / 3 / 2	7 / 3 / 2					
Gross Living Area	1,758 sq.ft.	1,548 sq.ft.	+6,930	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	basement 1000sf unfinished	None none	+3,000				
Functional Utility	Functional	Functional					
Heating/Cooling	CHA	CHA					
Energy Efficient Items	Alum Windows	Alum Windows					
Garage/Carport	2 car det./2 c cpt.	1 car det	+3,000				
Porch/Patio/Deck	Patio/Porch	Patio/Porch					
Det Barn/Shop or Garage	barn/shp/storag	none	+10,000				
Net Adjustment (Total)		☒ + ☐ -	$ 33,930	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 42.4 % Gross Adj. 42.4 %	$ 113,930	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	No sale last 36 mo	No sales last 12 months		
Price of Prior Sale/Transfer	N/A	N/A		
Data Source(s)	County records/PVP/MLS	County Records/PvP		
Effective Date of Data Source(s)	Last 30-60 days	Last 30-60 days		

Analysis of prior sale or transfer history of the subject property and comparable sales See attached addendum

Analysis/Comments This report is based on the following conditions.
As per home owner the home is in average condition not needing any repairs
All areas of described GLA (gross living area) meet the ANSI standards.
All areas of the home have similar construction and ceiling heights. aprox 8ft tall
All areas of the described GLA have Central heat and air.

note photos of inside of home listed in this report we taken from the MLS listing currently found for the subject property and were used as a basis for value of the subject.

The current MLS listing for the subject OKCMLS 443741 DOM 169

listed 12/7/10 OLP $150,000
Price adjusted 4/8/11 $139,900
Price adjusted 4/17/11 $ 129,900

Due to location the DOM will be extended due to access road being non hard paved.

Note due to the lack of comparables with similar features , age, size and out buildings. Some adjustments needed area above the normal appraisal limits but were needed to best reflect the market value of the subject.

See addenda for more information

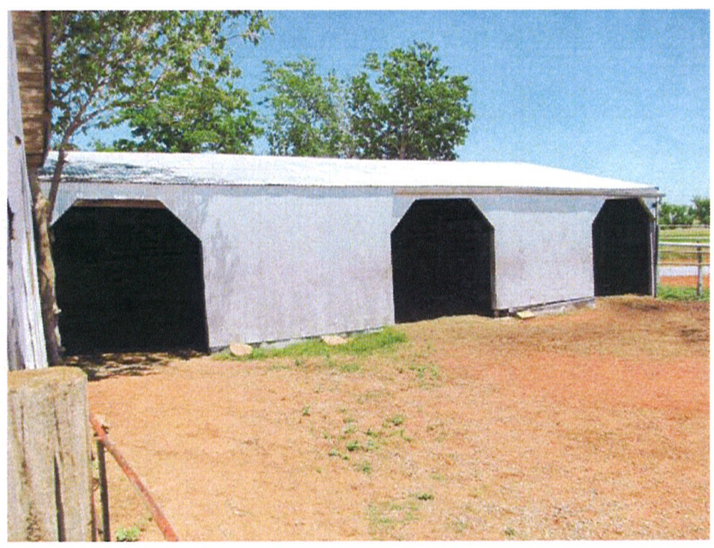
Photograph Addendum

Borrower	Patricia Humphrey						
Property Address	RR 3 Box 77C						
City	Kingfisher	County	Kingfisher	State	OK	Zip Code	73750-9549
Client	Patricia Humphrey						

front

rear

garage



barn

west side of home

det shop/storage

Photograph Addendum

Borrower	Patricia Humphrey						
Property Address	RR 3 Box 77C						
City	Kingfisher	County	Kingfisher	State	OK	Zip Code	73750-9549
Client	Patricia Humphrey						

road south

road north

kitchen photo from MLS listing

living room photo from MLS listing

bed room from mls listing

bedroom from mls listing

Supplemental Addendum

File No. RT3HUMPHREY0511

Borrower	Patricia Humphrey		
Property Address	RR 3 Box 77C		
City	Kingfisher	County Kingfisher	State OK Zip Code 73750-9549
Client	Patricia Humphrey		

SCOPE OF WORK: The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal. This may be accomplished by reviewing public record data, prior appraisal or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective. Unless otherwise noted in the appraisal, no interior or rear inspection of the subject property has been made. In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach. The appraiser has excluded the Cost and Income approaches as not being relevant, given the agreed upon Scope of Work. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited service is appropriate given the intended use. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources that become available. The confirmation of comparable sale data, i.e. closed sale documentation and property characteristics, is via public data sources only. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed, in accordance with the scope of work identified and the intended use of the appraisal. The appraiser acknowledges that an estimate of a reasonable time for the exposure in the open market is a condition in the definition of market value. The subject's marketing time is assumed to be typical for the subject's market area unless otherwise stated.
In the absence of an inspection, the appraiser has made some basic assumptions, including the following:
1. The subject property is assumed to be in the listed condition noted in comparable sales grid, and that the overall condition generally conforms to the neighborhood in terms of style, condition and construction materials.
2. There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.
3. There are no significant discrepancies between the public record information or other data sources and the existing site or improvements.

ANALYSIS OF ANY CURRENT AGREEMENT OF SALE, PRIOR SALE WITHIN THREE YEARS AND RECONCILIATION: Unless otherwise noted, the appraiser has no knowledge of any current agreement of sale nor any current or past listing agreement. Prior sales of the subject property within three years of the effective date of this appraisal have been researched and reported, if available from public record sources. The appraiser has reconciled the quality and quantity of data available into an Opinion of Market Value, in accordance with the intended use and scope of work.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS: The Appraiser's Certification that appears in this report is subject to the following conditions:
1. The appraiser will not be responsible for matters of a legal nature that affect the subject property.
2. The appraiser assumes 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.
3. The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand.
4. Except as noted herein, the appraiser has not made an interior or rear inspection of the subject property. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser assumes that the improvements are in the condition listed in the comparable sales grid. 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 may not be considered an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and has no reason to believe them to be other than true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the content of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. Unless otherwise indicated, zoning information was not researched for the subject. An assumption was made that the subject does not have zoning issues. Any information to the contrary may affect the value conclusion.
8. Unless otherwise indicated, An assumption was made that the subject does not have easement or encroachment or special assessment issues. Any information to the contrary may affect the value conclusion researched

The appraiser has no relationship with any client, beyond simple checking, savings and safety deposit box services. No personal or commercial business, other than providing appraisal services to clients are currently in place or proposed for a later date.

Signature David T. Wakefield	Signature
Name DAVID T. WAKEFIELD	Name
Date Signed May 16, 2011	Date Signed
State Certification # 12685CRA State OK	State Certification # State
Or State License # State	Or State License # State

Legal Description

Legal Description

File

PvPlus [Kingfisher County, OK]

0000-17-15N-06W-3-003-00

TR BEG 990' N SW/COR SW4 N 330' S 89
DEG 52' 14" E 660' S 330' N 89 DEG 52' 14"
W 660' TO POB 17-15N-06W .

FEDERAL EMERGENCY MANAGEMENT AGENCY

STANDARD FLOOD HAZARD DETERMINATION

See The Attached Instructions

O.M.B. No. 3067-0264
Expires October 31, 2005

SECTION I - LOAN INFORMATION

1. LENDER NAME AND ADDRESS	2. COLLATERAL *(Building/Mobile Home/Personal Property)* PROPERTY ADDRESS *(Legal Description may be attached)*
Patricia Humphrey	RR 3 Box 77C Kingfisher, OK 73750-9549 see attached

3. LENDER ID. NO.	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED
		$

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A")	2. NFIP Map Panel Effective/ Revised Date	3. LOMA/LOMR	4. Flood Zone	5. No NFIP Map
40073C0475D	8/19/2010	☐ Yes Date	X	

C. FEDERAL FLOOD INSURANCE AVAILABILITY *(Check all that apply)*

1. ☐ Federal Flood insurance is available *(community participates in NFIP).* ☐ Regular Program ☐ Emergency Program of NFIP
2. ☐ Federal Flood insurance is not available because community is not participating in the NFIP
3. ☐ Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA), Federal Flood insurance may not be available.

CBRA/OPA designation date: ____________________

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? ☐ YES ☒ NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.

E. COMMENTS *(Optional):* This page was added only to give flood zone information to the client. See the information listed above for FEMA data on the subject property.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER *(If other than Lender)*	DATE OF DETERMINATION
DAVID T. WAKEFIELD P.O. Box 1595 Guthrie, OK 73044	

State of Oklahoma

Kim Holland, Insurance Commissioner

Oklahoma Real Estate Appraiser Board

This is to certify that:

David T. Wakefield

has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a ***Certified Residential*** *Real Estate Appraiser in the State of Oklahoma.*

In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 7th day of May A.D. 2009.

Kim Holland, Insurance Commissioner
Chairperson, Oklahoma Real Estate Appraiser Board

Members, Oklahoma Real Estate Appraiser Board

Expires: *6/30/2012*

Oklahoma Appraiser Number: **12685CRA**

E&O Insurance

Borrower	Patricia Humphrey						
Property Address	RR 3 Box 77C						
City	Kingfisher	County	Kingfisher	State	OK	Zip Code	73750-9549
Client	Patricia Humphrey						

GeneralStar™

GENERAL STAR NATIONAL INSURANCE COMPANY
Financial Centre
P.O. Box 10360
Stamford, Connecticut 06904-2360

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA982011G   Renewal of Number: NJA982011F

1. **NAMED INSURED:** David Todd Wakefield
   STREET ADDRESS: 318 Lisa Lane
   P.O. Box 1595
   Guthrie, OK 73044

2. **POLICY PERIOD:** Inception Date: 04/25/2011   Expiration Date: 04/25/2012

   Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. **LIMIT OF LIABILITY:**
   Each Claim: $ 500,000
   Aggregate: $1,000,000
   Claim Expenses have a separate Limit of Liability:
   Each Claim: $ 500,000
   Aggregate: $1,000,000

4. **DEDUCTIBLE**: Each Claim: $ 500.00   Aggregate: $1,000.00

5. **RETROACTIVE DATE:** 04/25/2003

   If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.

6. **ANNUAL PREMIUM:** $ 675.00

7. **ENDORSEMENTS:**
   This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).
   GSN-07-AP-122(07/2007) GSN-07-AP-838OK(02/2008)
   GSN-07-AP-375 (10/2007) GSN-07-AP-201 (06/2007)

8. **MANAGING AGENT**
   Herbert H. Landy Insurance Agency, Inc.
   75 Second Avenue, Suite 410

   Needham, Massachusetts 02494-2876

Betsy A Magnuson

Authorized Representative

GSN-07-AP-720 (06/2007)   Page 1 of 1
Producer Code: 00026230   Class Code: 73128
Date: 02/09/2011   SLA#:

Borrower	Patricia Humphrey				
Property Address	RR 3 Box 77C				
City	Kingfisher	County Kingfisher	State OK	Zip Code	73750-9549
Client	Patricia Humphrey				

RESUME

PERSONAL DATA
Name: David T. Wakefield
Company Name: ACT Appraisal Service Inc.
Address: 318 Lisa Lane
Guthrie, OK 73044

Phone Number: 405-401-0285
Fax Number: 405-282-2122
Cell phone: 405-401-0285
Email: ACTAppraisal@cox.net

PROFESSIONAL MEMBERSHIPS
Oklahoma City Metropolitan Association of Realtors MLS
National Association of Realtors
National Association of Independent Fee Appraisers (Oklahoma Chapter board member 2009)
Certified Appraisal Reviewer (Certified by NAIFA)
Member of the National Associated of Professional Mortgage Women. NAPMW

EDUCATION

Name of Institution (HS, College, University etc.) Dates Attended
PUTNAM CITY WEST HIGH SCHOOL 1978-1981 Completed
SOUTH OKLAHOMA CITY JUNIOR COLLEGE 1981-1982 Computer Electronics
OSUOKC 1991-1992 Attended

Professional/Technical Courses (Appraisal Related) Attended School / Provider

Appraisal Standards	Roger DeSpain School of Real Estate & Appraiser
Appraisal Principles	Roger DeSpain School of Real Estate & Appraiser
Appraisal Practices	Roger DeSpain School of Real Estate & Appraiser
Appraisal Boot Camp	Roger DeSpain School of Real Estate & Appraiser
FHA Appraisal	Roger DeSpain School of Real Estate & Appraiser
Appraising New Construction	Roger DeSpain School of Real Estate & Appraiser
National USPAP Updates	Roger DeSpain School of Real Estate & Appraiser
Reviewing residential appraisals	National Association of Independent Fee Appraisers
Advanced reviewing techniques	National Association of Independent Fee Appraisers

EMPLOYMENT HISTORY

Employers Name and Address Business Title Dates

ACT Appraisal Services Appraiser 2003- Present
318 Lisa Lane , Guthrie , OK 73044 Owner/Appraiser

Evans Enterprises Quality & Safety Coordinator
1536 S. Western Oklahoma City, OK 1995-2003

Southwest Electric
2617 S. Agnew Oklahoma City, Ok Industrial Sale Rep 1991-1995

References

Bancfirst Kim Williamson (405) 672-1945 Vice President, 4200 S. Sunnylane, Del City, Oklahoma 73115

Bank2 David Biggers (405) 949-7000 VP of Mortgage Lending, 909 S. Meridian Ave Oklahoma City, Oklahoma 73108

Bancfirst Corp branch **Kaye Carter** (405) 270-7478 Senior Loan Processor 101 N. Broadway Oklahoma City, Oklahoma 73106

Southwest National Bank Smith Wycoff (405) 354-5200 Vice president 1703 Professional Cir. Ste 601, Yukon, Oklahoma 73099

SUMMARY

I am currently a Certified Residential Licensed appraiser, approved for FHA appraisals working in the state of Oklahoma.

Certified Appraisal Reviewer C.A.R. Certified by the Association of Independent Fee Appraisers NIFA.

I have experience appraising single family, multi-family, manufactured homes, new construction, rural properties, vacant land, income producing properties, duplex, triplex and 4plex, H184 program homes including Tribal leased land, rural development programs. Reviewing residential and land appraisals.

APPRAISAL COVERAGE AREAS MARKET AND COST DATA SOURCES

Local and online MLS data, local contractors, PV Plus and personal databases
State wide coverage, I subscribe to all 77 counties digital records with PV-Plus data sources.

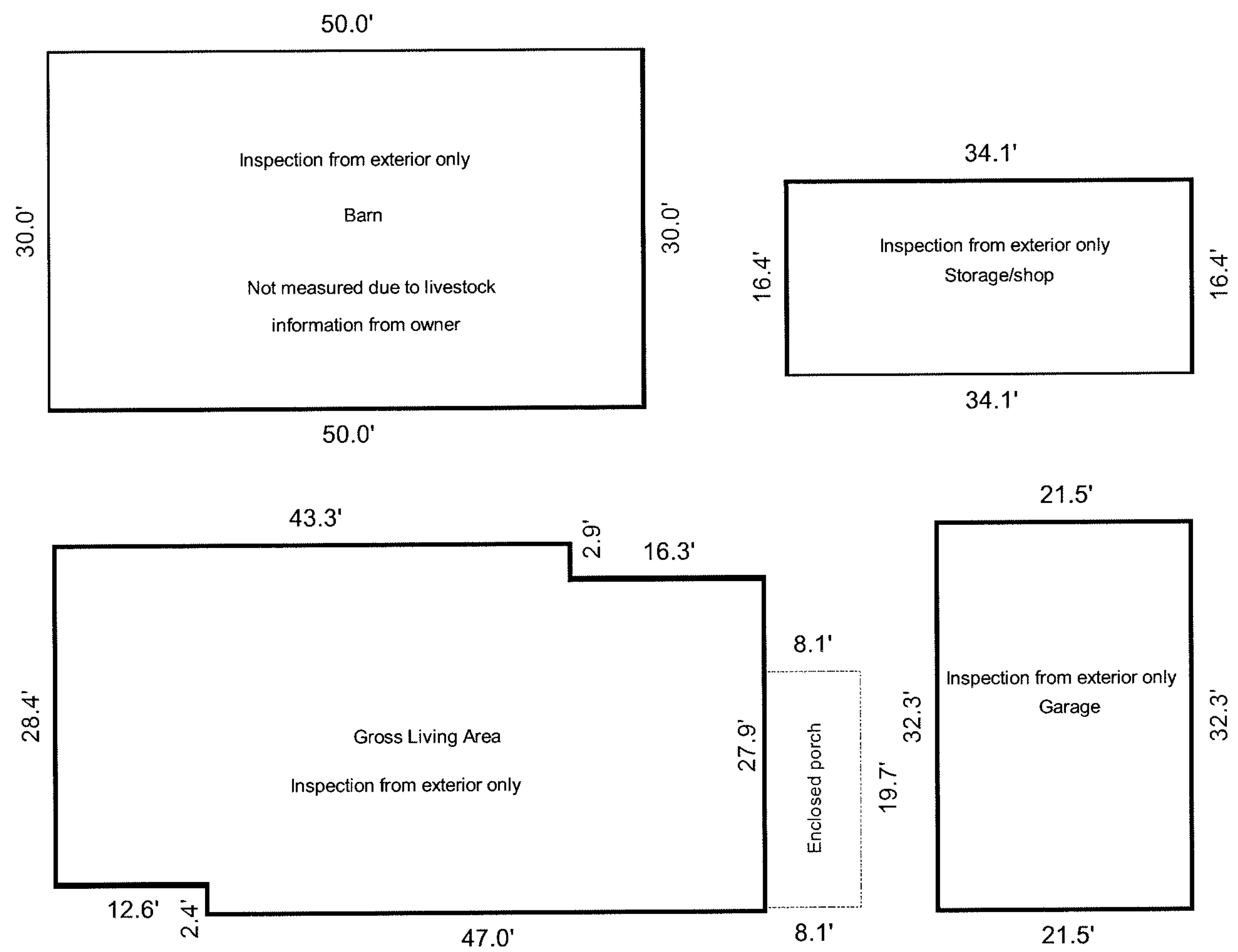
We use Wintotal software that gives us access to automated flood and census data for all of Oklahoma.

One Million dollar E&O insurance coverage.

Signature		Signature	
Name	DAVID T. WAKEFIELD	Name	
Date Signed	May 16, 2011	Date Signed	
State Certification #	12685CRA State OK	State Certification #	State
Or State License #	State	Or State License #	State

Building Sketch

Borrower	Patricia Humphrey						
Property Address	RR 3 Box 77C						
City	Kingfisher	County	Kingfisher	State	OK	Zip Code	73750-9549
Client	Patricia Humphrey						



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1758.2	1758.2
P/P	enclosed porch	159.6	159.6
GAR	Garage	694.5	694.5
OTH	barn	1500.0	
	out building/storage	559.2	2059.2
	Net LIVABLE Area	(Rounded)	1758

LIVING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
28.4 x 43.3	1229.7
16.3 x 25.5	415.6
2.4 x 47.0	112.8
3 Items (Rounded)	1758