

December 5, 2024

RE: Real Estate Agent's Price Opinion
0.01-acre Vacant Parcel of Land
Saratoga, Wyoming

To Whom it May Concern:

1. **Purpose.** The purpose of this letter is to give an opinion of market value of the approximate .04-acre parcel of land described on the attached exhibit, which is adjacent to and fenced in with the property owned by Kurt and Sheree Stropas on Saratoga Lake Road, located in Saratoga, Wyoming.
2. **Market Value Defined.** The highest price in terms of money which a property will bring if exposed for sale in an open market, allowing a reasonable time to find a purchaser who buys with knowledge of all uses of which the property is capable of being used.
3. **Limiting Conditions.** This opinion of market value is limited to the writer's general knowledge of the market and comparable sales activity in the general area of the subject property. A formal written report in accordance with normal or M.A.I Appraisal Standards is not required. A court appearance will not be required, and all parties agree that there will not be a subpoena requiring me, my report, or my notes to be used in court. Per Wyoming Statute § 33-28-125, this is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained
4. **Qualifications of Writer.** I am over the age of 18 and I am a resident of Carbon County, Wyoming. I am a licensed real estate agent in the State of Wyoming, with experience in the industry since 2015. I do not have or claim any interest in the subject property. I am not a licensed certified appraiser, and I base this opinion on my knowledge and experience as a licensed real estate agent only.
5. **Basis of Opinion.** My opinion of value is based on my personal visit and experience with the property. At the time of my visit, the parcel had been staked and marked by a surveyor and the boundaries were therefore visibly identifiable. The triangular shaped parcel is entirely fenced in with the adjacent Stropas property. Landscaping and other improvements associated with the Stropas property are located on the parcel. The shape and dimensions of the parcel are such that no meaningful structures could be built on the property due to setback constraints.

Because of the shape, size, and location of the parcel, the subject property is unique with no real comparable sales in the Town of Saratoga or Carbon County, Wyoming. Recent vacant land sales in the area are inapplicable because those sales do not have similar encroachments from the neighboring parcels, and those other vacant lots have typical

shapes and sizes capable of meeting setbacks for building permit eligibility. The encroachments from the Stropas property and the inability to construct meaningful structures on the parcel render the subject property essentially valueless.

6. **Opinion of Value.** Based on the foregoing, it is my opinion that the market value of the subject property on the open market is less than \$500.00.



Irene E. Archibald

Wyoming Real Estate License # RE-13721

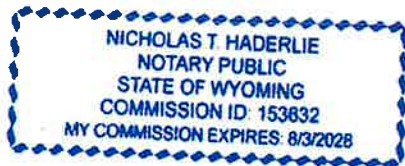
STATE OF WYOMING)
) SS:
COUNTY OF CARBON)

The foregoing was subscribed to and sworn to before me on December 5, 2024, by Irene E. Archibald, whose identity is known to me or was proven on the basis of satisfactory evidence.



Notary Public

My commission expires: 8/3/2028



QUITCLAIM DEED

The Town of Saratoga, a Wyoming municipal corporation located in Carbon County, Wyoming whose principal place of business is located at 110 East Spring Ave, Saratoga, WY 82331, ("Grantor") for and in consideration of \$499.00 and other good and valuable consideration, in hand paid, conveys and quitclaims to Kurts Stropas and Sheree Stropas, husband and wife, 6520 Empire Ave., Frederick, CO 80516, ("Grantee"), all right, title, and interest in the real property described on Exhibit A and depicted on Exhibit B, situated in Carbon County, Wyoming.

TOGETHER WITH all improvements, hereditaments and appurtenances, including, but not limited to, all easements and rights of way intended to benefit the premises, as well as any improvements, fixtures, or other personal property located on the premises; however, subject to all easements, reservations, restrictions, encumbrances, regulations, covenants, conditions, defects and encroachments of record.

Dated this ____ day of _____, 2025.

Town of Saratoga, Wyoming

By: _____
Its: Mayor

ATTEST

By: _____
Its: Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF CARBON)

This instrument was acknowledged before me by _____, the Mayor of The Town of Saratoga, Wyoming, a Municipal Corporation, and by _____, the Town Clerk of the Town of Saratoga, Wyoming, this ____ day of _____, 2025.

Notary Public

My Commission expires: _____

- EXHIBIT A -
CERTIFIED LAND DESCRIPTION
0.04 ACRE PARCEL

STATE OF WYOMING)
) SS.
COUNTY OF CARBON)

I, KENNETH D. HUFFMAN, OF ENGINEERING ASSOCIATES IN WYOMING, HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED USING THAT DESCRIPTION WITHIN THAT QUITCLAIM DEED RECORDED IN BOOK 1197 AT PAGE 136 IN THE CARBON COUNTY CLERK'S OFFICE AND FROM NOTES FROM A SURVEY PERFORMED BY OTHERS UNDER MY DIRECTION ON DECEMBER 20, 2024, TO DESCRIBE THE 0.04 ACRE PARCEL.

A PARCEL OF LAND BEING WITHIN LOT 1 OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 83 WEST, 6TH P.M., CARBON COUNTY, WYOMING, BEING SHOWN AND LABELED AS A 0.04-ACRE PARCEL ON EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE BEING MADE A PART HEREOF, SAID 0.04-ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WESTERLY BOUNDARY LINE TO SECTION 7, T17N, R83W AS BEARING SOUTH 00° 27' 44" EAST BASED ON THE POSITION OF MONUMENTS RECOVERED AT THE NORTHWEST AND SOUTH SIXTEENTH CORNERS OF SAID SECTION 7, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE HERETO; COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE ALONG WESTERLY BOUNDARY OF SAID SECTION 7 SOUTH 00° 27' 44" EAST, A DISTANCE OF 1162.97 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY SOUTH 00° 27' 44" EAST, A DISTANCE OF 109.24 FEET;

THENCE NORTH 23° 59' 31" EAST, A DISTANCE OF 79.35 FEET;

THENCE NORTH 42° 03' 11" WEST, A DISTANCE OF 49.48 FEET MORE OR LESS, TO THE POINT OF BEGINNING;

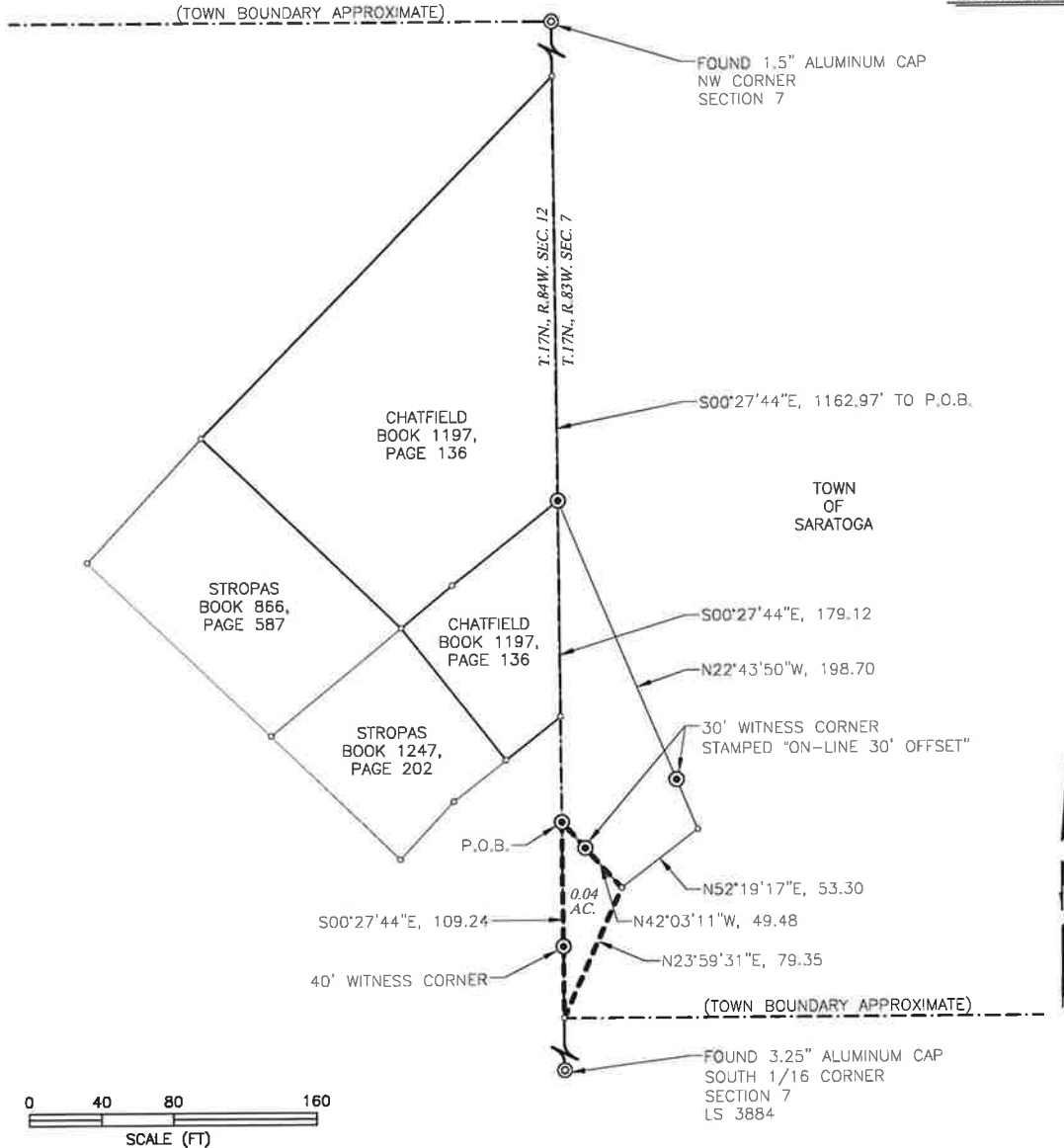
THIS DESCRIPTION IS PREPARED FOR LOCATION PURPOSES. SPECIFIC CONDITIONS OF LAND USE ARE TO BE FULLY DESCRIBED IN THE CONVEYANCE DOCUMENTS THIS DESCRIPTION ACCOMPANIES. TITLE TO THE LANDS DESCRIBED HEREIN IS TO BE INVESTIGATED AND REPORTED BY OTHERS.



ENGINEERING ASSOCIATES
LARAMIE, WYOMING 82073
JOB NO. 24200.12

ALTERATION OF THIS DESCRIPTION OTHER THAN BY THE ABOVE CERTIFYING PROFESSIONAL LAND SURVEYOR OR AS OTHERWISE ALLOWED BY LAW MAY AFFECT LIABILITY FOR THE ACCURACY OF SAID DESCRIPTION.

EXHIBIT B



BASIS OF BEARINGS

CONSIDERING THE WESTERLY BOUNDARY LINE TO SECTION 7, T.17N, R.83W AS BEARING SOUTH 00° 27' 44" EAST BASED ON THE POSITION OF MONUMENTS RECOVERED AT THE NORTHWEST AND SOUTH SIXTEENTH CORNERS

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF CARBON) SS.

I, KENNETH D. HUFFMAN, OF ENGINEERING ASSOCIATES IN LARAMIE, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED USING DOCUMENTS ON FILE IN THE CARBON COUNTY CLERK'S OFFICE, AND FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED BY OTHERS UNDER MY DIRECTION ON DECEMBER 20, 2024; AND THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION.



LEGEND

- ⊙ FOUND MONUMENT, AS NOTED
- ⊙ SET 2" ALUMINUM CAP ON A 5/8" x 24" REBAR.
- COMPUTED POINT, NO MONUMENT SET.
- - - TOWN OF SARATOGA CORPORATE LIMITS
- - - 0.04 ACRE PARCEL BEING A PART OF LANDS OWNED BY THE TOWN OF SARATOGA WY.

**RECORD OF SURVEY
0.04 ACRE PARCEL**

- For -

SHEREE STROPAS

- Located In -

LOT 1 OF SECTION 7
T.17N., R.83W., 6TH P.M.
CARBON COUNTY, WYOMING

- Prepared By -

ENGINEERING ASSOCIATES, LARAMIE, WYOMING
CONSULTING ENGINEERS & SURVEYORS



DECEMBER 22, 2024
JOB NO. 24200.12
KDH

SHEET 1 OF 1