Q Have you qualified as an appraiser in the Circuit Court for Charles County?

A I have.

Q For whom have you appraised real estate in and around the area of La Plata, Maryland?

A For the local banks, and individuals, and for owners of property that the County Roads and State Roads were taking.

Q Mr. Duley, have you been requested to appraise a certain parcel of land containing 6.58 acres with improvements in Charles County, which is near La Plata and is presently owned by Ralph C. Sigler and Mary Ellen Sigler, his wife, the deed to which is recorded in Liber 168, folio 723, one of the Land Records of Charles County?

A I have.

Q Would you briefly describe these premises for the Court?

A Well, this property is out in a rural area, it is residential, farm area - scattered farms - and it is about 5½ miles from La Plata, about 15 miles from Waldorf, in a southwest direction; strictly farm land, residential area, not a high quality of residences in the area; it is just some new homes scattered around - medium price homes , I would say from seven or eight thousand dollars on up.

Q (The Court) Does it front on any main road?

A It fronts on what they call Route 6, which is a nice highway. It is a good road.

Q State highway--not a County road?

A State road, yes.

Q (Mr. Michel) Mr. Duley, when did you view the premises for this appraisal ?

A I have known the property for sometime; in fact I called Mr. Sigler sometime ago about the property, selling it for him;