

UNITED STATES BANKRUPTCY COURT

DISTRICT OF MINNESOTA

In re: Marta Rinaldi Carlson,)	
Debtor)	
)	Case No. 18-CH7-XXXX
)	
)	Chapter 7
)	

AFFIDAVIT OF RANDALL W. SHELTON

State of Minnesota)
)
 County of Ramsey)

I, Randall W. Shelton, being under oath and subject to penalties of perjury, depose as follows and say:

1. I am a real estate appraiser registered by the state of Minnesota. My registration number is 09-XX-1234. I have been a registered as a real estate appraiser by the state of Minnesota continuously since March 1, 2009.

2. I am the sole proprietor of Randall Shelton Appraising Company located at 314 Spruce Street in Roseville, Minnesota, 55113. I am agreeable to performing a real estate appraisal for the bankruptcy trustee, Jacob W. Braham, in this case on the real property and improvements located at 301 Pugh Street in Roseville, Minnesota for a total fee of \$350. In my professional opinion, that fee is consistent with what registered appraisers of similar experience charge in this area for bankruptcy appraisals on single family homes.

3. Since becoming a registered appraiser in Minnesota in 2009, I have completed approximately 350 appraisals of residential property in Minnesota. On eight prior occasions I have been approved by the U.S. Bankruptcy Court for the District of

Minnesota to provide debtors, bankruptcy trustees, or creditors with real estate appraisals for use in bankruptcy proceedings.

4. To the best of my knowledge and belief, I am not acquainted with or related to the debtor, Marta Rinaldi Carlson. I am not a creditor of her estate. I am not aware of having any interest materially adverse to the interests of the estate or any creditors. I have no conflict of interest or competing loyalty that would in any way prevent me from performing appraisal work in this case in an objective and professional fashion.

FURTHER THE AFFIANT SAYETH NOT:

/s/

Randall W. Shelton

I hereby certify that the Affiant signed above in my presence under oath and I have determined that Affiant is the person identified in this Affidavit and is signing for the purposes therein contained. Done this 16th day of August, 2018.

/s/

Angela M. Crawford

Notary Public for the State of Minnesota

My commission expires: June 1, 2023

-SEAL-

