

SPECIAL WARRANTY DEED

Carolyn Keen, a married resident of the State of California, whose mailing address is: 1029 Paseo del Pueblo Norte, Suite 1, #176, El Prado, New Mexico 87529, for consideration, Grants to: Carolyn S. Keen as Trustee of the Carolyn S. Keen Trust Agreement U/T/A dated May 11, 2005, whose mailing address is: 1029 Paseo del Pueblo Norte, Suite 1, #176, El Prado, New Mexico 87529, her one-half undivided interest in the Real Estate legally described on Exhibit "A" attached hereto and hereby made a part hereof, with Special Warranty Covenants, and subject to current Real Estate Taxes not yet due and payable and Easements, Covenants, Reservation and Restrictions of Record, and conditions on the ground.

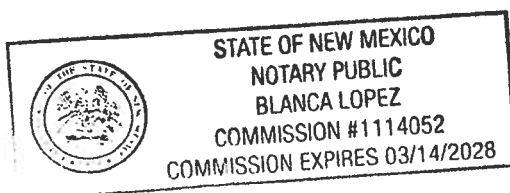
Witness my hand and seal this 14 day of February, 2025.


Carolyn Keen

STATE OF New Mexico)
COUNTY OF Taos)SS:

On this 14th day of February, 2025, before me personally appeared Carolyn Keen, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed same as her own free act and deed.

(SEAL)




Notary Public
My Commission Expires: 3/14/28

EXHIBIT "A"

A certain tract of land situated in a part of projected Section 6, Township 26 North, Range 13 East, New Mexico Principal Meridian, near Arroyo Seco, County of Taos, State of New Mexico, within the Antonio Martinez Grant; described as part of Tract 63, Map 42, Survey 4 of the 1941 Taos County Reassessment Survey, Taos County, New Mexico, being more particularly described as follows:

BEGINNING at the Southeast corner of this tract, a 1/2 inch rebar no cap found, whence State Engineer's Office Control Point "ANTONIO", a standard brass cap monument found bears North 81° 52' 06" East, a distance of 5515.35 feet;

Thence South 84° 14' 09" West, a distance of 201.39 feet to a 1/2 inch rebar and plastic cap, NMLS #14833, set;

Thence South 75° 30' 03" West, a distance of 23.73 feet to a 1/2 inch rebar and plastic cap, NMLS #14833, set;

Thence North 14° 47' 13" West, a distance of 26.40 feet to a 1/2 inch rebar no cap found;

Thence North 12° 15' 52" West, a distance of 7.31 feet to a 1/2 inch rebar and plastic cap, NMLS #5213, found;

Thence North 10° 11' 09" West, a distance of 15.03 feet to a 1/2 inch rebar and plastic cap, NMLS #12441, found;

Thence North 09° 55' 03" West, a distance of 132.38 feet to a 1/2 inch rebar and alloy cap, NMLS #5213, found;

Thence North 70° 37' 00" East, a distance of 117.16 feet to a 1/2 inch rebar and plastic cap, NMLS #5213, found;

Thence North 67° 44' 02" East, a distance of 111.01 feet to a 1/2 inch rebar and alloy cap, NMLS #5213, found;

Thence South 10° 40' 28" East, a distance of 236.73 feet to the POINT OF BEGINNING.

Being the same property described as "Parcel 1" on the "James Yates 1.01 Line Adjustment" by Craig T. Gillio, N.M.P.S. #14833 dated July 19, 2006, and recorded on August 7, 2006, in Cub E, Page 102-B, Records of the County Clerk, Taos County, New Mexico.

