

WARRANTY DEED

MAXINE BACA, a married woman dealing with her sole and separate property, and ROBERTA ROMERO, a married woman dealing with her sole and separate property, for consideration paid, grant to AMY B. GONZALES and EDWARD DAVID GONZALES, wife and husband, as tenants-in-common, whose address is 4 San Francisco Road #2185, Ranchos de Taos, New Mexico 87557, the following described real estate in Taos County, New Mexico:

A certain tract of land in Llano Quemado, Taos County, New Mexico, within the Cristoval de La Serna Grant; located in projected Section 1, Township 24 North, Range 12 East, New Mexico Principal Meridian; also described as Tracts 78 & 79, and part of Tracts 63 & 81, Map 10, Survey 1, of the 1941 Taos County Reassessment Survey and more particularly described by metes and bounds as follows:

BEGINNING at a ¾ inch rebar set for the most southerly corner of this tract on the northerly right-of-way line of a public access road and the true Point of Beginning, from whence triangulation station "Moore", a 1973 State Engineer Office brass cap monument found, bears S 18° 38' 07" W, 3200.63 feet distant, thence leaving said right-of-way line;

N 39° 49' 32" W, 79.85 feet to a point used on the southerly outside wall of a house, thence along said outside wall;
N 36° 22' 32" W, 8.06 feet to a point used, thence;
S 51° 41' 28" W, 1.59 feet to a point used on the centerline of a common wall, thence along said centerline;
N 38° 18' 32" W, 35.25 feet to a point used on the northerly outside wall of a house, thence leaving said outside wall;
N 40° 28' 36" W, 2.99 feet to a ½ inch rebar found, thence;
S 48° 40' 02" W, 49.60 feet to a ½ inch rebar found, thence;
S 50° 43' 15" W, 77.21 feet to a ½ inch rebar found, thence;
N 43° 38' 22" W, 18.28 feet to a ½ inch rebar found for the most westerly corner of this tract, thence;
N 47° 33' 13" E, 223.57 feet to a ¾ inch rebar set, thence;
N 71° 00' 52" E, 16.16 feet to a ¾ inch rebar set for the most northerly corner of this tract, thence;
S 35° 34' 19" E, 65.60 feet to a ½ inch rebar found for the most easterly corner of this tract, thence;
S 61° 34' 13" W, 20.97 feet to a ¾ inch rebar set, thence;
S 34° 58' 33" W, 13.97 feet to a ¾ inch rebar set, thence;
S 10° 59' 07" E, 25.14 feet to a ¾ inch rebar set, thence;

S 06° 08' 05" W, 66.72 feet to a ½ inch rebar set on the northerly corner of an ingress, egress and utility easement, thence;
S 06° 08' 05" W, 15.76 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 0.306 acres, more or less.

TAOS COUNTY
ANNA MARTINEZ, CLERK
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Book 1070 Page 285
2 of 3
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BY GEORGIA S

SUBJECT TO:

1. Reservations as contained in the patent from the United States of America to the Cristoval de La Serna Grant, dated January 19, 1903, and all rights incident thereto, including but not limited to water rights, claims of title to water and any easements for ditches appurtenant thereto, and all interest in oil, gas and other minerals, if any, filed for record in Book A-16 at pages 324-344, re-recorded in Book M-28 at pages 33-44 and in Book M-737 at pages 880-911, records of Taos County, New Mexico.
2. Easements as contained in the Final Decree of that District Court Case bearing Cause No. 97-227CV.
3. Rights incident to the use and maintenance of the Common/Party Wall.
4. Propane tank and septic tank, as more fully shown on that plat of survey entitled, "Max V. Mondragon", by Lawrence S. Montoya, NMPS #12349, dated May 27, 1999 and bearing project no. 9297LQ.
5. Encroachment of overhang onto subject property from adjoiner, deviation of fence line from boundary line and any easements or claims of easement for the water meter, electric meter, propane tank and septic tank, and any underground utility lines associated therewith; all as more fully shown on that Improvement Location Report entitled, "Max V. Mondragon, Charlie Mondragon, Maxine Baca, Barbara Mondragon and Roberta Romero", by Lawrence S. Montoya, NMPS #12349, dated September 11, 2020 and bearing project no. 9297LQ2.
6. Rights incident to the use and maintenance of the irrigation ditch/acequia.

with warranty covenants.

Witness our hands and seals this 4 day of December, 2020.

Maxine Baca
MAXINE BACA

Roberta Romero
ROBERTA ROMERO

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF New Mexico
COUNTY OF TAOS) ss.

This instrument was acknowledged before me on December 4, 2020 by MAXINE BACA, a married woman dealing with her sole and separate property, and ROBERTA ROMERO, a married woman dealing with her sole and separate property.

My Commission Expires:

4/19/2023

[Signature]
Notary Public



WARRANTY DEED

EDWARD and AMY GONZALES, husband and wife, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grant to EDWARD and AMY GONZALES, husband and wife, whose address is 5 Calle de Valerio, Llano Quemado, Taos, NM 87557, any right, title, and interest in any part or portion of the following described real estate located in Taos County, New Mexico:

A certain tract of land in the Llano Quemado area, Ranchos de Taos, Taos County, New Mexico; within the Cristoval de la Serna Grant; located within projected Section 1, Township 24 North, Range 12 East, and within projected Section 36, Township 25 North, Range 12 East, NMPM; described as Tract 73 and part of Tracts 72, 81, 84 and 86, Map 10, Survey 1 of the 1941 Taos County Reassessment Survey and more particularly described by metes and bounds as follows:

BEGINNING at the SE corner of this tract, a 1/2 in. rebar found, from which triangulation station "Moore," a 1973 State Engineer's Office brass cap monument found bears S 20°18'22" W, 3206.72 ft. distant, thence;

N 08°34'07" W, 31.60 ft. to a 1/2 in. rebar found, thence;
N 05°57'17" E, 7.16 ft. to a 1/2 in. rebar found, thence;
N 21°21'23" W, 56.28 ft. to a 1/2 in. rebar found, thence;
N 18°39'23" W, 40.33 ft. to a 1/2 in. rebar found, thence;
N 39°59'07" W, 16.39 ft. to a point from whence a 1/2 in. rebar found and used as a witness corner, bears S 39°59'07" E, 1.71 ft. distant, thence;
N 61°07'15" E, 10.57 ft. to a 1/2 in. rebar found, thence;
N 35°17'16" W, 65.29 ft. to a 5/8 in. rebar found, thence;
S 71°28'16" W, 16.17 ft. to a 5/8 in. rebar found, thence;
S 47°58'37" W, 223.64 ft. to a 1/2 in. rebar found, thence;
N 44°28'19" W, 49.09 ft. to a 1/2 in. rebar found, thence;
N 44°28'19" W, 3.01 ft. to a 1/2 in. rebar found, thence;
S 53°09'54" W, 84.10 ft. to a 1/2 in. rebar found on the easterly side of Miranda Road, thence along said road;
N 01°28'06" E, 11.86 ft. to a 1/2 in. rebar set, thence;
N 01°40'57" E, 11.68 ft. to a 1/2 in. rebar set, thence;
N 00°40'18" E, 100.05 ft. to a point, thence;
N 48°24'18" E, 2.20 ft. to a point, thence;
N 02°40'18" E, 21.31 ft. to the SW corner, a 1/2 in. rebar set, thence leaving said road;
N 51°49'18" E, 167.48 ft. to a 1/2 in. rebar set, thence;
N 45°58'08" E, 19.43 ft. to a 1/2 in. rebar set, thence;
S 40°23'36" E, 8.67 ft. to a 1/2 in. rebar set, thence;
N 47°15'04" E, 21.30 ft. to a 1/2 in. rebar set, thence;
S 84°01'54" E, 9.12 ft. to a 1/2 in. rebar set, thence;
N 54°53'18" E, 25.99 ft. to a 1/2 in. rebar set, thence;
N 34°21'01" W, 19.99 ft. to a point, thence;

N 34°21'01" W, 0.40 ft. to a 1/2 in. rebar set, thence;
N 52°20'00" E, 33.70 ft. to a 1/2 in. rebar found, thence;
N 64°22'12" E, 71.58 ft. to the NW corner, a 1/2 in. rebar set, thence;
S 24°54'33" E, 349.60 ft. to the NE corner, a 1/2 in. rebar found, thence;
S 44°25'07" W, 95.72 ft. to the POINT AND PLACE OF BEGINNING.

This tract contains 1.661 acres, more or less; all as shown on a survey plat entitled "Edward Gonzales & Amy Gonzales and Jane Starks," RGSS survey no. L4629-LLA[2A], by Scott B. Crowl, NMLS no. 12441, dated 10/30/2017.

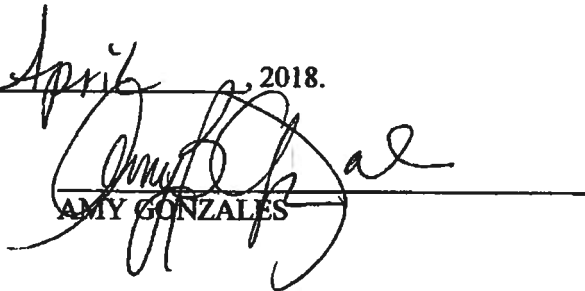
WITH WARRANTY COVENANTS.

WITNESS MY hand and seal this 4th day of April, 2018.



My commission expires: May 4, 2020

WITNESS MY hand and seal this 14th day of April, 2018.



This instrument was acknowledged before me this 4th day of April, 2018 by
AMY GONZALES.

OFFICIAL SEAL
Tomasita E. Garcia
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires _____

My commission expires: 9 May 4, 2020

