

Prepared by:
Network Closing Services, Inc. dba Pioneer Title and Escrow
204 Paseo Del Pueblo Norte, Suite A
Taos, NM 87571
Incidental to the issuance of a title insurance policy
Phone 575-425-3686
File Number 25-2279
Parcel ID #: 1081146143200, Owner# 14756

TAOS COUNTY
VALERIE RAEI MONTTOYA, CLERK
000486862
Book 1235 Page 318
1 of 2
06/26/2025 11:43:11 AM
BY NATASHAU

WARRANTY DEED

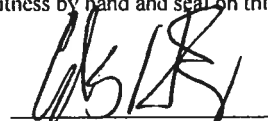
Carlos Servando Hernandez and Sarah Elizabeth Boroski n/k/a Sarah Elizabeth Hernandez, husband and wife, for consideration paid, grants to Bricia Rodriguez-Weir a/k/a Bricia Rodriguez, Trustee of the Bricia Rodriguez Trust dated July 11, 2017, whose address is 86 B Paseo Encantado NE, Santa Fe, NM 87506, the following described real estate in Taos County, New Mexico:

See Attached Exhibit A Legal Description

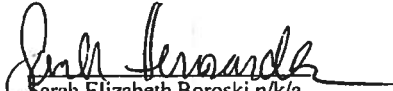
Commonly known as: 26287 E US Highway 64, Taos, NM 87571
Property address is not insured.

With warranty covenants, subject to taxes, reservations in patents, easements, rights of way, leases, covenants and restrictions and reservations of record.

Witness by hand and seal on this 26 day of June, 2025.



Carlos Servando Hernandez

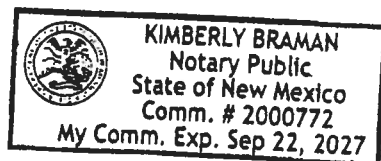


Sarah Elizabeth Boroski n/k/a
Sarah Elizabeth Hernandez

STATE OF NEW MEXICO
COUNTY OF TAOS

The foregoing instrument was signed and acknowledged before me this 26 day of June, 2025, by Carlos Servando Hernandez and Sarah Elizabeth Boroski n/k/a Sarah Elizabeth Hernandez, who () are personally known to me or (X) have produced DL as identification.

(SEAL)





Notary Public
My Commission Expires: 9/22/27

Exhibit A Legal Description

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A tract of land in Taos Canyon, Taos County, New Mexico, within the SW 1-4 of Section 28, Township 25 North, Range 14 East, NMPM, also described as part of General Homestead Patent #3914, and more particularly described as follows:

Beginning at the NW corner of this tract, a point on the East-West center section line of said Section 28, from whence a $\frac{1}{2}$ inch rebar, with a cap stamped L.S. 5213, found as a witness corner, bears S 00° 02' 35" E, 0.92 feet distant, and from whence the West 1-4 corner of said Section 28, a U.S.G.I. brass cap monument found, bears N 89° 44' 19" W, 1188.99 feet distant, thence along said East-West center section line,

S 89° 44' 19" E, 202.89 feet to the NE corner of this tract, a point from whence a $\frac{1}{2}$ inch rebar, with a cap stamped L.S. 4369, found as a witness corner, bears S 00° 32' 41" W, 0.16 feet distant, thence leaving said East-West center section line,

S 00° 32' 41" W, 1523.21 feet to the SE corner of this tract, a point on the Northerly limit of US Highway 64, from whence a $\frac{1}{2}$ inch iron pipe, found as a witness corner, bears N 00° 32' 41" E, 3.03 feet distant, thence along said Northerly limit of US Highway 64;

S 89° 22' 22" W, 187.28 feet to the SW corner of this tract, a point, from whence a $\frac{1}{2}$ inch rebar with a cap stamped L.S. 5214, found as a witness corner, bears N 00° 02' 35" W, 5.50 feet distant, thence leaving said Northerly limit of US Highway 64;

N 00° 02' 35" W, 1526.12 feet to the POINT OF BEGINNING

This tract is shown on a survey plat entitled "Ward to Neblina", dated April 10, 2001, and as last amended October 20, 2004 to update improvements and change name on plat to "Paul to Fallon", having Red Tail Surveying, Inc., Job #841, prepared by Robert A. Watt, NMPS #11770, filed in Cabinet E, page 41-B, records of Taos County, New Mexico.

SUBJECT TO:

- Restrictions as contained in those Warranty Deeds recorded in Book A-143, page 222, and in Book A-143, page 224, records of Taos County, New Mexico
- Any easements or claims of easement for existing overhead power lines, guy wires, and utility pole, encroachment of wall and gravel driveway onto U.S. Highway 64 right-of-way; any easements or claims of easement for existing propane tank and any buried utility lines associated therewith, all as shown on a survey plat entitled "Ward to Neblina", dated April 10, 2001, and as last amended October 20, 2004 to update improvements and change name on plat to "Paul to Fallon", having Red Tail Surveying, Inc., Job #841, prepared by Robert A. Watt, NMPS #11770, filed in Cabinet E, page 41-B, records of Taos County, New Mexico.
- Release, Relinquishment and Termination of Claim of Easement, dated September 7, 2010, filed for record in Book M-728, pages 110-111, records of Taos County, New Mexico.
- Any easement or claims of easement for existing utilities, specifically including but not limited to, overhead utility lines, power pole, guy anchor, electric meter, well vault, septic tank, septic clean-out, propane tank, and any underground utility lines associated therewith, deviation of fence lines, encroachment of stone retainer and tie parking stops and gravel driveway onto U.S. Highway 64 right-of-way, encroachment of adjoiner's propane tank onto "Johnson to Hernandez & Boroski", dated November 14, 2019 and review May 27, 2020, having Taos Surveying Project #219-213B, prepared by Craig T. Gillio, NMLS #14833
- Any easements or claims of easement for existing overhead power lines, encroachment of wall and gravel driveway onto U.S. Highway 64 right-of-way, all as shown on a survey plat entitled "Ellis to Ward", dated 4/10/01, being Red Tail Surveying Inc. Job No. 841, by Robert A. Watt, NMPS No. 11770.
- State of New Mexico Office of the State Engineer Change of Ownership of 72-12-1 Permit recorded in Book 946, Page 726, records of Taos County, New Mexico.

