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TAOS COUNTY
SHANE S. MITLAND, CLERK
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09/06/2012 10:53:12 AM
BY SJWAR

WARRANTY DEED

THOMAS C. FITZGERALD and RHONDA C. FITZGERALD, husband and wife,
for consideration paid, grant to ADDILADE EDITH WINDSOR, a single person, whose
address is P.O. Box 1775, Ranchos de Taos, New Mexico 87557, the following described
real estate in Taos County, New Mexico:

TRACT C, LOT 4

All that certain tract of land lying and being situate within the Gijosa Grant,
being a portion of Lots 9 and 10, Block 11, of the Ranchos Orchard and Land
Company Subdivision, within Projected Section 32, Township 25 North,
Range 12 East, New Mexico Principal Meridian, within the County of Taos
and within the State of New Mexico. Being more particularly described by
metes and bounds as follows:

BEGINNING at the Northeast Corner of the tract of land described herewith,
from whence the New Mexico State Engineers Monument "Godoi" bears
N 59° 28' 55" E, 6833.43 feet distant, thence:

Running from said point of beginning, S 00° 00' 00" E, 366.10 feet to the
Southeast Corner, thence;
S 88° 36' 25" W, 164.01 feet to the Southwest Corner, thence;
N 01° 23' 35" W, 370.20 feet to the Northwest Corner, thence;
N 90° 00' 00" E, 172.96 feet to the POINT AND PLACE OF BEGINNING.

Containing 1.424 acres, more or less, as shown on a Survey Plat entitled "Paul
R. Adams, III & Marguerite Quinn", by Larry L. Sterling, NMPS #11010,
dated July 2004, Sterling Surveys Plat #04070-C, filed in Cabinet E, page
33-B, records of Taos County, New Mexico. Together with an ingress, egress,
and underground utility easement to a public road.

SUBJECT TO:

1. Reservations, restrictions and easements, if any, contained in patent from
the United States of America to Gijosa Grant, including but not limited to
water rights, claims of title to water, any easements for ditches appurtenant
thereto, and all interest in oil, gas and other minerals, if any, recorded in Book
28, pages 228-229, records of Taos County, New Mexico.
2. Any adverse claims based upon the assertion that:
 - a. Some portion of said land has been created by artificial means, or
has accreted to such portion so created.

- b. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of that certain "Arroyo", or has been formed by accretion to any such portion, as shown on a Survey Plat entitled "Paul R. Adams, III & Marguerite Quinn", by Larry L. Sterling, NMPS #11010, dated July 2004, Sterling Surveys Plat #04070-C, filed in Cabinet E, page 33-B, records of Taos County, New Mexico, and as further shown on an Improvement Location Report for Thomas Fitzgerald, dated September 8, 2005, having Job #720, prepared by Joddie J. Valdez, NMPS #8497.
3. Easements as stated in Warranty Deed dated October 12, 1971, from B Bar H Corp. to Kenneth J. Mulvey, et al., recorded in Book A-124, page 327 and subsequent Warranty Deed recorded in Book M-452, pages 390-391, records of Taos County, New Mexico.
4. Declaration of Covenants, Conditions and Restrictions dated August 5, 2004, recorded in Book M-452, pages 5-7, records of Taos County, New Mexico.
5. Terms and conditions of Road Maintenance Agreement dated August 5, 2004, recorded in Book M-452, pages 384-389, records of Taos County, New Mexico.
6. Twenty foot (20') ingress, egress and utility easement along the southerly boundary and existing gravel road (Samantha Road) within said easement, as shown on a Survey Plat entitled "Paul R. Adams, III & Marguerite Quinn", by Larry L. Sterling, NMPS #11010, dated July 2004, Sterling Surveys Plat #04070-C, filed in Cabinet E, page 33-B, records of Taos County, New Mexico, and as further shown on an Improvement Location Report entitled "Fitzgerald to Windsor", dated August 30, 2012, having Taos Surveying Project #212-108, by Craig T. Gillio, NMLS #14833.
7. Ten foot (10') water and utility easement around perimeter, as shown on a Survey Plat entitled "Paul R. Adams, III & Marguerite Quinn", by Larry L. Sterling, NMPS #11010, dated July 2004, Sterling Surveys Plat #04070-C, filed in Cabinet E, page 33-B, records of Taos County, New Mexico, and as further shown on an Improvement Location Report entitled "Fitzgerald to Windsor", dated August 30, 2012, having Taos Surveying Project #212-108, by Craig T. Gillio, NMLS #14833.
8. Grant of Easement dated August 3, 2004 from Paul Adams, Jr., et al. to Andrew D. Chavez, et al., recorded in Book M-451, pages 991-993, records of Taos County, New Mexico.
9. Grant of Easement dated July 14, 2004 from Anita Ellison, et ux. to Paul R. Adams, Jr., et al., recorded in Book M-452, pages 12-14, records of Taos County, New Mexico.

10. Any easement or claim of easement for transformer, electric meter, telephone pedestal, and any underground utility lines associated therewith, all as shown on an Improvement Location Report entitled "Fitzgerald to Windsor", dated August 30, 2012, having Taos Surveying Project #212-108, by Craig T. Gillio, NMLS #14833.

11. Twenty-Five foot (25.0') setback lines, as shown on an Improvement Location Report entitled "Fitzgerald to Windsor", dated August 30, 2012, having Taos Surveying Project #212-108, by Craig T. Gillio, NMLS #14833.

with warranty covenants.

WITNESS our hands and seals this 6th day of September, 2012.

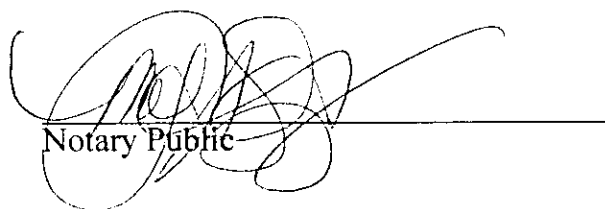

THOMAS C. FITZGERALD


RHONDA C. FITZGERALD


ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF NEW MEXICO)
) ss.
COUNTY OF TAOS)

This instrument was acknowledged before me on September 6th, 2012 by THOMAS C. FITZGERALD and RHONDA C. FITZGERALD, husband and wife.


Notary Public

My Commission Expires:

 2/13/14

