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WELL SHARING AGREEMENT

GARY LYNN PARKER and KAREN SUE PARKER, husband and wife, as owners of Tracts A-5A and A-5B, which tracts are more particularly described in Exhibit "A", attached hereto and incorporated herein by reference, and PATRICK LAWRENCE and DENISE WINSLOW-LAWRENCE, husband and wife, as owners of Tracts A-5C and A-5D, which tracts is more particularly described in Exhibit "B", attached hereto and incorporated herein by reference, hereby agree that a water well located on Tract A-5D shall be used and shared by those four (4) tracts described in Exhibits "A" and "B" on the following terms and conditions:

1. Patrick Lawrence and Denise Winslow Lawrence are paying the cost of drilling the well on Tract A-5D. If and when each of the other four tracts hooks up to the well, the tract owner hooking up to the well shall pay the Lawrences for one-quarter (1/4) of the cost of drilling the well.
2. When each tract hooks up to the well, that tract owner shall be solely responsible for all costs to run water lines from the well head to the tract obtaining water. Each tract shall be solely responsible for the costs of maintaining and repairing its own water lines from the well head to the individual tract.
3. Each of the four tracts bound by this well sharing agreement grants reciprocal water line easements to each of the other tracts to the extent needed to carry out the purposes of this well sharing agreement. Water lines shall be run so as to minimize the burden on the tract subject to the easement.
4. The parties agree that the expenses of well maintenance and well repairs shall be divided equally among the tracts actually using this well. A tract's obligation to contribute to well maintenance and well repairs shall not begin until the tract hooks up to the well. Any maintenance or repair costs due pursuant to the terms of this paragraph shall become a recordable lien on a parcel if said costs remain unpaid thirty (30) days after written demand is made by certified mail, return receipt requested on the party responsible for payment of same.
5. A separate electric meter shall be obtained for the well. All electric bill shall be divided equally among the tracts actually using this well. A tracts portion of the electric bill shall be due and payable monthly without demand, ten (10) days after receipt of said electric bill. Any electricity costs or bills due pursuant to the terms of this paragraph shall become a recordable lien on a parcel if said costs or bills remain unpaid thirty (30) days after they become due.
6. The parties agree that no additional households will be connected to the water well without the written consent of the owners or Purchasers of all four (4) tracts bound by this well sharing agreement.
7. This well is governed by New Mexico statutes and regulations issued by the State Engineer Office. The parties agree to comply with said statutes and the regulations of the State Engineer Office, specifically including, but not limited to, any requirements that water usage by each parcel be metered.

8. This well shall be limited to domestic use. Water conservation is strongly encouraged, specifically including, but not limited to, use of low flow devices, and use of native or drought resistant plants and landscaping.

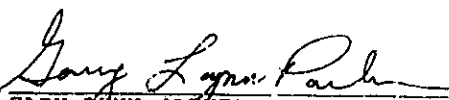
9. In any suit arising out of this Well Sharing Agreement, specifically including, but not limited to, any suit to foreclose a lien pursuant to Paragraphs 4 or 5 above, the prevailing party shall be entitled to an award of reasonable attorney's fees and court costs, as determined by the court.

10. In the event of the conveyance or transfer of any of the tracts described in Exhibits "A" or "B", this Well Sharing Agreement shall run with the land and any conveyance or transfer shall be made subject to the provisions hereof.

11. This Well Sharing Agreement shall be binding between the parties, and their heirs, successors and assigns.

WITNESS our hands and seals this 19th day of April, 1996.


PATRICK LAWRENCE


GARY LYNN PARKER

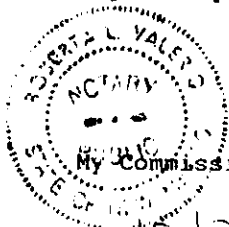

DENISE WINSLOW-LAWRENCE


KAREN SUE PARKER

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

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

This instrument was acknowledged before me on April 19th, 1996 by PATRICK LAWRENCE, a married man dealing with his sole and separate property.




Notary Public

~~Notary Public
My Commission Expires: _____
I, _____, County Clerk, Taos County, N.M.
do hereby certify that the foregoing instrument was acknowledged before me on the _____ day of _____, 19____, at _____, New Mexico, and was duly recorded in book _____, page _____ of the records of Taos County, New Mexico.~~

TRACT "A-5A"

A certain tract of land near Arroyo Hondo, Taos County, New Mexico, within the Antoine Leroux Grant; located in projected Section 4, Township 26 North, Range 12 East, N.M.P.M.; described as part of Tract 1, Map 54, Survey 4 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set for the N.E. corner of this tract on the southerly right-of-way line of County Road B-007, and the true point of beginning, from whence Triangulation Station "Dunn", a 1973 State Engineer Office brass cap monument found, bears N 69° 56' 51" E, 1736.88 feet distant, thence leaving said right-of-way line;

S 29° 15' 40" W, 232.00 feet to a 5/8 inch rebar set for the most southerly corner of this tract on the easterly right-of-way line of a 30 foot road and utility easement, thence along said right-of-way line;

N 43° 15' 24" W, 393.64 feet to a 1/2 inch rebar found for the most westerly corner of this tract on the southerly right-of-way line of County Road B-007, thence along said right-of-way line;

S 77° 35' 34" E, 392.31 feet to the TRUE POINT, AND PLACE OF BEGINNING.

This tract contains 1.000 acre, more or less, as shown on a survey plat entitled "GARY PARKER & PATRICY LAWRENCE", being Proj. No. 13195AH, dated 3/11/96, by Lawrence S. Montoya, NMRPS No. 12349.

and

TRACT "A-5B"

A certain tract of land near Arroyo Hondo, Taos County, New Mexico, within the Antoine Leroux Grant; located in projected Section 4, Township 26 North, Range 12 East, N.M.P.M.; described as part of Tract 1, Map 54, Survey 4 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set for the N.W. corner of this tract on the southerly right-of-way line of County Road B-007, and the true point of beginning, from whence Triangulation Station "Dunn", a 1973 State Engineer Office brass cap monument found, bears N 69° 56' 51" E, 1736.88 feet distant, thence along said right-of-way line;

S 77° 35' 34" E, 162.52 feet to a 5/8 inch rebar set for the N.E. corner of this tract, thence leaving said right-of-way line;

S 29° 15' 40" W, 328.11 feet to a 5/8 inch rebar set for the S.E. corner of this tract on the easterly right-of-way line of a 30 foot road and utility easement, thence along said right-of-way line;

N 43° 15' 24" W, 163.07 feet to a 5/8 inch rebar set for the S.W. corner of this tract, thence leaving said right-of-way line;

N 29° 15' 40" E, 232.00 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 1.000 acre, more or less, as shown on a survey plat entitled "GARY PARKER & PATRICK LAWRENCE", being Proj. No. 13195AH, dated 3/11/96, by Lawrence S. Montoya, NMRPS No. 12349.

EXHIBIT "A"

TRACT "A-5C"

A certain tract of land near Arroyo Hondo, Taos County, New Mexico, within the Antoine Leroux Grant; located in projected Section 4, Township 26 North, Range 12 East, N.M.P.M.; described as part of Tract 1, Map 54, Survey 4 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set for the S.E. corner of this tract, and the true point of beginning, from whence Triangulation Station "Dunn", a 1973 State Engineer Office brass cap monument found, bears N 57° 12' 44" E, 1511.06 feet distant, thence;

S 89° 46' 13" W, 308.47 feet to a 5/8 inch rebar set for the S.W. corner of this tract, thence;
N 29° 15' 40" E, 216.71 feet to a 5/8 inch rebar set for the N.W. corner of this tract on the southerly right-of-way line of County Road B-007, thence along said right-of-way line;
S 77° 35' 34" E, 206.79 feet to a 1/2 inch rebar found for the N.E. corner of this tract, thence leaving said right-of-way line;
S 00° 13' 47" E, 143.39 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 1.000 acre, more or less, and is subject to an ingress, egress and utility easement 20 feet in width along the westerly boundary as shown on a survey plat entitled "GARY PARKER & PATRICK LAWRENCE", being Proj. No. 13195AH, dated 3/11/96, by Lawrence S. Montoya, NMRPS No. 12349.

and

TRACT "A-5D"

A certain tract of land near Arroyo Hondo, Taos County, New Mexico, within the Antoine Leroux Grant; located in projected Section 4, Township 26 North, Range 12 East, N.M.P.M.; described as part of Tract 1, Map 54, Survey 4 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set for the N.E. corner of this tract, and the true point of beginning, from whence Triangulation Station "Dunn", a 1973 State Engineer Office brass cap monument found, bears N 57° 12' 44" E, 1511.06 feet distant, thence;

S 00° 13' 47" E, 171.27 feet to a 1/2 inch rebar found for the S.E. corner of this tract on the southerly boundary of the Antoine Leroux Grant and the northerly boundary of the Antonio Martinez Grant, thence along said Grant boundary;
S 89° 53' 59" W, 294.58 feet to a 3/8 inch rebar found for the S.W. corner of this tract on the easterly right-of-way line of a 30 foot road and utility easement, thence leaving said Grant boundary and along said right-of-way line;
N 43° 15' 24" W, 100.73 feet to a 5/8 inch rebar set, thence leaving said right-of-way line;
N 29° 15' 40" E, 111.40 feet to a 5/8 inch rebar set for the N.W. corner of this tract, thence;
N 89° 46' 13" E, 308.47 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 1.000 acre, more or less, and accrues an ingress, egress and utility easement 20 feet in width along the westerly boundary of Tract "A-5C" to County Road B-007, as shown on a survey plat entitled "GARY PARKER & PATRICK LAWRENCE", being Proj. No. 13195AH, dated 3/11/96, by Lawrence S. Montoya, NMRPS No. 12349.

EXHIBIT "B"



STATE OF NEW MEXICO
I hereby certify that the instrument was filed
for record on the 19th day of April A.D.
1916, at 1:51 o'clock P.M.
and was duly recorded in book 11-125
page 2441 of the records of Twp. County

Witness my Hand and Seal of Office
Cecilia M. Medina
County Clerk, Twp. County, N.M.

RECORDED
This document has been recorded in the public records of the State of New Mexico. The recording fee has been paid in full. The recording date is 4/19/16. The recording office is the County Clerk's Office, Twp. County, N.M.

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