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FIRST NEW MEXICO TITLE

FILE# 99023431

WARRANTY DEED

TAOS COUNTY
ANNA MARTINEZ, CLERK
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Book 861 Page 164
1 of 2
11/03/2014 01:37:27 PM
BY AMANDAA

JOANNA KAY HELDOORN, f/k/a JOANNA MANKENBERG, a single woman, for consideration paid, grants to SARAH ELIZABETH LOVATO-WESSELS, a married woman dealing with her sole and separate property, whose address is 345 Monte Vista Road, Taos, New Mexico 87571, the following described real estate in Taos County, New Mexico:

Lot #7 Vegas de Taos, Phase II Subdivision, Taos County, New Mexico, as shown by the plat thereof, filed for record in Cabinet C at page 143-A, records of Taos County, New Mexico.

SUBJECT TO:

1. Vegas de Taos-Phase Two Protective Covenants and Building Restrictions, dated June 15, 1993, by Stadevco, a Limited Partnership and filed for record in Book M-160 at pages 150-159, and amended in Book M-161 at pages 710-711, records of Taos County, New Mexico.

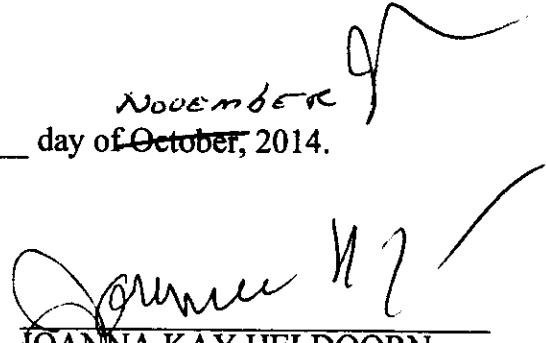
3. Terms, conditions, easements and restrictions as contained in Warranty Deeds filed for record in Book A-101 at pages 1-3, in Book A-148 at pages 201-204 and Book A-148, pages 292-294, records of Taos County, New Mexico.

4. Dedications and Acceptance, notes, easements, utility lines to be underground, part of a twenty-four foot (24') irrigation and planting easement, setback lines, terms and conditions; all as shown on that plat of survey entitled "Vegas de Taos, Phase II", prepared by Maestas and Associates, dated June 1992, bearing project no. 2592 and being filed for record in Cabinet C at page 143-A, records of Taos County, New Mexico.

5. Deviation of northwestern neighboring fence from subject property line, ten foot (10'), thirty foot (30') and twenty-five foot (25') setback lines, seven foot (7') utility easement, twenty four (24') foot irrigation and planting easement and any easements or claims of easements for the water meter, gas meters and tel-co pedestal, and any underground utility line associated therewith; all as shown on that Improvement Location Report entitled, "Mankenberg to Lovato-Wessels", by Craig T. Gillio, NMLS #14833, dated October 21, 2014 and bearing project no. 214-129.

with warranty covenants.

WITNESS my hand and seal this 3rd ^{November} ~~October~~, 2014.


JOANNA KAY HELDOORN,
f/k/a JOANNA MANKENBERG

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF NEW MEXICO)
COUNTY OF Taos) SS.

This instrument was acknowledged before me on ^{NOVEMBER} ~~October~~ 3rd, 2014 by JOANNA KAY HELDOORN, f/k/a JOANNA MANKENBERG, a single woman. ^{DBA}


Notary Public

My Commission Expires:

4/13/15

