



**REALTORS® ASSOCIATION OF NEW MEXICO
SELLER'S PROPERTY DISCLOSURE – VACANT LAND – 2017**

**THIS DISCLOSURE SHOULD BE COMPLETED BY THE SELLER,
NOT THE BROKER**

Seller states that the information contained in this Disclosure is correct to Seller's ACTUAL KNOWLEDGE as of the date set forth below. Any changes to the information provided in this Disclosure of which seller becomes aware will be disclosed by Seller to Buyer promptly after discovery. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself. Seller hereby authorizes Broker to deliver a copy of this Disclosure to any and all prospective buyers.

NOTE: If an item is not present at the Property, or if an item is not to be included in the sale, mark the "N/A" column. The Purchase Agreement, not this Disclosure form, determines whether an item is included in or excluded from the sale.

Date June 1, 2017

Tract B1 off Francis Road **El Prado** **NM** **87529**

Property Address State Zip Code

Tract B1, 2.496 Acres, Exhibit A

Legal Description

Or see metes and bounds description attached as Exhibit _____, **Taos** County, New Mexico.

Kathleen F. Gallagher _____

Seller's Name (Print) Seller's Name (Print)

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A	USE, ZONING & LEGAL ISSUES Do any of the following conditions exist	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		X			
2	Proposed bonds, assessments, or impact fee's against the Property		X			
3	Notice or threat of condemnation proceedings		X			



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A	USE, ZONING & LEGAL ISSUES Do any of the following conditions exist	YES	NO	DO NOT KNOW	N/A	COMMENTS
4	Proposed bonds, assessments, or impact fee's against the Property		X			
5	Notice or threat of condemnation proceedings		X			
6	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		X			
7	Violation of restrictive covenants or owners' association rules or regulations		X			
8	Any building or improvements constructed without approval by the owners' association or the designated approving body, if required		X			
9	Notice of zoning action related to the Property		X			
10	Other legal action		X			
Additional Comments: _____						

B	ENVIRONMENTAL CONDITIONS Do any of the following conditions currently exist or have they ever existed:	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Hazardous materials on the Property, such as radioactive, toxic, or bio-hazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		X			
2	Storage tanks <input type="checkbox"/> Above Ground <input type="checkbox"/> Under Ground		X			
4	Underground transmission lines	X				ELECTRIC TO Well house + BARN,
5	Animals kept on the Property		X			
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		X			
7	Monitoring wells or test equipment		X			
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property		X			
9	Land on the Property that has been filled in		X			



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B	ENVIRONMENTAL CONDITIONS Do any of the following conditions currently exist or have they ever existed:	YES	NO	DO NOT KNOW	N/A	COMMENTS
10	Mine shafts, tunnels or abandoned wells or cisterns		X			
11	Within governmentally designated flood plain or wetland area		X			
12	Dead, diseased or infested trees or shrubs		X			
13	Environmental assessments, studies or reports done involving the physical condition of the Property		X			
14	Noticeable continuous or periodic odors		X			
15	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		X			
16	Wood infestation, insects, pests, rodents or tree root problems		X			
17	Flooding on any portion of the Property		X			
18	Other environmental problems		X			

Additional Comments: _____

C	MINERAL RIGHTS	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Does seller own all mineral rights to the property?			X		
2	Mineral Rights Types: _____ % Owned _____ Mineral Rights Types: _____ % Owned _____					
3	If no, what mineral rights does seller NOT own? <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Hard-rock minerals (Gold, silver, copper & other metals) <input type="checkbox"/> Other					



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C	MINERAL RIGHTS
4	<p>If "no", what is the reason that Seller does not own all mineral rights?</p> <p>a. <input type="checkbox"/> United States (US) patent did not convey some/all mineral rights, and therefore, no owner in the chain of title since the US patent ever owned all mineral rights; OR</p> <p>b. <input type="checkbox"/> Mineral rights were severed by Seller or a former owner of the Property (other than the United States government) and <input type="checkbox"/> SOLD or <input type="checkbox"/> LEASED to a third-party.</p> <p>If applicable, Seller shall attach all applicable sales and/or lease agreements within Seller's possession.</p>
5	<p>If applicable and if not otherwise identified in the sales and/or lease agreements attached, identify and add contact information for third-party or parties who/which currently hold mineral rights to the Property: _____</p>
Additional Comments: _____	

D	WATER	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Stock Water		X			
2	Streams		X			
3	Number Domestic Wells: <u>1</u> Depth: <u>240ft</u> GPM: <u>20</u> Type of Power Used: <u>ELEC</u> Number Irrigation Wells: _____ Depth: _____ GPM: _____ Type of Power Used: _____ Number Stock Wells: _____ Depth: _____ GPM: _____ Type of Power Used: _____					
4	Reservoirs: <input type="checkbox"/> Natural <input type="checkbox"/> Manmade					
5	Storage Tanks Type: _____ No. _____					
6	State Permit Numbers for each Well: <u>RC 85750</u>					
Additional Comments: _____						



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E	IRRIGATION RIGHTS	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Water Assessments: If yes, Conservancy District Name: _____ _____		X			Explain: _____ _____ _____ _____
2	Acre / Ft Available <u>2 Acre</u>					
3	If irrigation equipment is included with the Property, irrigation equipment Type: _____ _____ If available, attach description as Exhibit to Purchase Agreement					
4	Irrigation Source <input checked="" type="checkbox"/> Ditch (Acequia) <input type="checkbox"/> Well Ditch Name: <u>ACEQUIA del MEDIO DE EL PRADO</u> Majordomo Name: <u>ANTONIO TRUJILLO</u> Water Association Name: _____ Related Fees: \$ _____ Current \$ <u>0</u> Transfer Fees (if any) Amounts \$ _____					
SEE RANM FORM 2307 – INFORMATION SHEET WATER RIGHTS						

F	IRRIGATION RIGHTS	COMMENTS
5	Type of Ditches: <input checked="" type="checkbox"/> Earthen: condition: <u>CRACK</u> <input type="checkbox"/> Concrete: condition: _____ <input type="checkbox"/> Underground: condition: _____	
Additional Comments: _____ <u>DITCH LINED WITH FIRESTONE POWD LINER</u>		

Does the Property include an On-Site Liquid Waste System? Yes No If "Yes", the transfer of the Property is subject to Regulations of the New Mexico Environment Department governing On-Site Liquid Waste Systems, which require inspection and possible repair. Contact the New Mexico Environment Department for information regarding appropriate inspection forms and requirements. See also RANM Form 2308 Septic System Information Sheet.

KC

Buyer _____
Gallagher



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G	ACREAGE & DISTANCE	YES	NO	DO NOT KNOW	N/A	COMMENTS
1	Total Acres <u>2.49</u> Deeded _____ State Lease _____ BLM _____ Forest Permits _____ Private Lease _____ Oil & Gas Lease _____ Wind Energy Lease _____ Other _____					
2	Transmission Lines If "yes", attach copies of lease agreements.		<input checked="" type="checkbox"/>			
3	Hunting Lease: If "yes", attach copies of lease agreements.		<input checked="" type="checkbox"/>			
4	Usage Easement(s) If "yes" attach copies of lease agreements.		<input checked="" type="checkbox"/>			
5	Cracks, heaving or settling problems		<input checked="" type="checkbox"/>			
6	Nearest Town: <u>TAOS</u> Approx. Distance: <u>22 miles</u>					
7	Grade School: <u>TAOS</u> Distance: _____ Middle School: <u>TAOS</u> Distance: _____ High School: <u>TAOS</u> Distance: _____					
Additional Comments: _____ _____ _____						

H	CROPS AND PASTURES
1	Acres: <input type="checkbox"/> Cultivated _____ <input checked="" type="checkbox"/> Irrigated <u>2</u> <input type="checkbox"/> Non-Irrigated _____ <input type="checkbox"/> Sub-Irrigated _____ Crops: <input checked="" type="checkbox"/> Planted _____ <input type="checkbox"/> Native _____ Total Tons _____ Pasture Acres _____ Current Crops <u>Alfalfa, pasture grass mixed</u>



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H	CROPS AND PASTURES
Additional Comments: _____	

I	LESSEE INFORMATION – If Applicable <i>N/A</i>			
1	Name of Tenant _____			
	Address _____	City _____	State _____	Zip Code _____
	Term of Lease _____		Crop or Share Rent _____	
	Number of Acres _____		Number of Grazing Units _____	
	Name of Tenant _____			
	Address _____	City _____	State _____	Zip Code _____
	Term of Lease _____		Crop or Share Rent _____	
	Number of Acres _____		Number of Grazing Units _____	
Additional Comments: _____				

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property.

THE BUYER IS ADVISED TO EXERCISE ALL HIS RIGHTS UNDER AND IN ACCORDANCE WITH THE PURCHASE AGREEMENT TO INVESTIGATE AND INSPECT THE PROPERTY.

This form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER: Seller has a legal duty to disclose material defects in the Property to Buyer.

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's **ACTUAL KNOWLEDGE**.

PLEASE NOTE: THIS IS NOT A CONTRACT

Kathleen F. Gallagher _____ **SELLER**
 Seller Date June 1 8 2017 Seller Date
 Kathleen F. Gallagher

BUYER

 Buyer Date Buyer Date