

Fwmt 99008949

TAOS COUNTY
ELAINE S. MONFANO, CLERK
000369198
Book 742 Page 753
1 of 3
03/07/2011 11:06:27 AM
BY DOLORES

WARRANTY DEED

ROBERT E. MORRIS and JANE W. MORRIS, husband and wife, as joint tenants with right of survivorship, for consideration paid, grant to MELISSA OFFENHARTZ, a single woman, whose address is 1161 York Avenue, Apt. 4I, New York, New York 10065-7969, the following described real estate in Taos County, New Mexico:

A certain tract or parcel of land situated near Arroyo Seco, New Mexico, County of Taos, within the Antonio Martinez Grant, in projected Section 33, Township 27 North, Range 13 East, and projected Section 4, Township 26 North, Range 13 East, New Mexico Principal Meridian and being part of Tract 21, Map 39, Survey 4 as shown in the 1941 Taos County Reassessment Survey and being more particularly described as follows:

BEGINNING at the southwesterly corner, whence a State Engineer's Office Monument, "Antonio", bears S 79° 36' W, 4094.89 feet, thence from said point of beginning;

N 73° 41' E, 154.11 feet, thence;
N 15° 35' W, 278.15 feet, thence;
S 73° 41' W, 159.13 feet, thence;
S 16° 37' E, 278.13 feet to the POINT AND PLACE OF BEGINNING.

This tract contains 1.000 acre, more or less. Together with: (1) any appurtenant surface irrigation water rights; and (2) all Grantors' rights in a domestic water well having Office of the State Engineer File #RG-61156.

SUBJECT TO:

1. Reservations as contained in the patent from the United States of America to the Antonio Martinez Grant, dated May 8, 1896, filed for record in Book A-16, pages 68-97.
2. Right of Way Easement, dated April 18, 1996 to George B. Clifford, et ux., filed for record in Book M-168, pages 913-914.
3. Right of Way Easement, dated May 15, 1996 in favor of Kit Carson Electric Cooperative, Inc., filed for record in Book M-195, pages 74-75.
4. Declaration of Restrictive Covenants Running With The Land, dated December 18, 1989, foled for record in Book M-133, pages 617-621.

5. Amended Declaration of Restrictive Covenants Running With The Land, dated June 1, 1990, filed for record in Book M-136, pages 995-996.

6. Agreement to maintain a private roadway, dated June 26, 1987, filed for record in Book M-119, pages 259-260.

7. Right of Way Easement, dated July 1, 1994 to George B. Clifford, et ux., filed for record in Book M-168, pages 913-914.

8. Grant of Easement for right of way, filed for record in Book M-149, pages 859-894.

9. Easement dated September 23, 1992 to Jose Antonio Vigil, filed for record in Book M-154, pages 829-830.

10. Easement along the western property boundary, as shown on a plat of survey entitled "Vigil to Brannon", prepared by Conrad Romero as Job #2615, dated August 31, 1994.

11. Fence line deviation, electric meter, fifteen foot (15') easement, as shown on Plat #728, dated July 5, 2000, entitled "Morris", prepared by AGS Land Surveying, A.G. Stewart, NMPS #111183.

12. Fence line deviations, electric meter and any buried utility lines associated therewith, propane tank, septic, well, drain field valves, rights incident to use and maintenance of irrigation ditch/acequia, all as shown on an Improvement Location Report entitled "Robert & Jane Morris", dated February 11, 2011, having Job #1091-604M, by Joddie J. Valdez, NMPS #8497.

with warranty covenants.

WITNESS our hands and seals this 4th day of March, 2011.


ROBERT E. MORRIS


JANE W. MORRIS

END OF PAGE-ACKNOWLEDGMENT ON FOLLOWING PAGE

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

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

This instrument was acknowledged before me on March 4th, 2011 by ROBERT E. MORRIS and JANE W. MORRIS, husband and wife, as joint tenants with right of survivorship.

Kathy Diabian
Notary Public



My Commission Expires: 11-14-2014

