

# 232509  
7-16-99  
1:08 pm

WARRANTY DEED

LYNN COLLINS and NAN L. SCULLY, as Trustees under COLLINS-SCULLY TRUST #1, for consideration paid, grant to CLAUDIA E.T. KLEEFELD, a single woman, whose address is P.O. Box 1688, Ranchos de Taos, New Mexico 87557, the following described real estate in Taos County, New Mexico:

A certain tract of land near Ranchos de Taos, Taos County, New Mexico; within the Cristoval de la Serna Grant; located within projected Section 32, Township 25 North, Range 13 East, NMPM; described as part of Tract 14, Map 6, Survey 1, of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows;

BEGINNING at the NE corner of this tract, a 1/2 in. rebar set at a fence line from whence triangulation station "Talpa", a 1973 State Engineer Office brass cap monument found, bears; S 31° 30' 11" E, 3677.13 ft. distant, thence leaving said fence line and crossing a roadway;

S 33° 24' 56" W, 145.30 ft. to a spike set at a fence line, thence along a fence line;  
S 33° 24' 56" W, 259.21 ft. to a spike set, thence leaving said fence line;  
S 29° 41' 39" W, 47.73 ft. to a 5/8 in. rebar found, thence along a fence line;  
S 55° 25' 50" W, 144.38 ft. to a 5/8 in. rebar found at a fence intersection, thence along a fence line;  
S 32° 03' 15" W, 27.66 ft. to a 5/8 in. rebar found at a fence intersection, thence leaving said fence line;  
S 32° 03' 15" W, 40.42 ft. to the SE corner, a 1/2 in. rebar set at a fence line, thence along said fence line;  
N 53° 37' 26" W, 170.13 ft. to the SW corner, a 1/2 in. rebar set, thence leaving said fence line;  
N 32° 56' 54" E, 657.65 ft. to the NW corner, a 1/2 in. rebar set at a fence line, thence along said fence line;  
S 53° 28' 09" E, 67.15 ft. to a spike set, thence;  
S 53° 25' 25" E, 157.86 ft. to the POINT AND PLACE OF BEGINNING.

Containing 3.1963 acres, more or less, as shown on a survey plat entitled "San Felipe del Rio to Starr Cross", dated 05/1989, as amended 10/21/92, being Job No. L3552-2, by James D. Crowl, NMLS no. 5213. Together with all appurtenant water rights, and all appurtenant rights accrued by this property pursuant to the terms of that Gas Sharing Agreement filed on June 21, 1990 in Book M-137, Pages 236-244 of the records of Taos County, New Mexico, and that Well-Sharing Agreement filed on May 26, 1989 in Book M-130, Pages 61-64 of the records of Taos County, New Mexico.

SUBJECT TO:

1. Reservations as contained in patent from the United States of America to the Cristoval de la Serna Grant, dated January 19, 1903, including but not limited to water rights, claims of title to water, and any easements for ditches appurtenant thereto, and all interest in oil, gas and other minerals, if any, as recorded in Book A-16, Pages 324-344; re-recorded in Book M-28, Pages 33-44 of the records of Taos County, New Mexico.

2. Well Sharing Agreement by and between Elizabeth Brown Gee, married dealing in her separate property, and San Felipe Del Rio, Inc., dated May 25, 1989, recorded in Book M-130, Pages 61-64 of the records of Taos County, New Mexico.

3. Gas Sharing Agreement by and between Elizabeth Ann Brown, Nancy Jean (Starr) Cross and Kaye C. Grams, dated May 30, 1990, recorded in Book M-137, Pages 236-244 of the records of Taos County, New Mexico.

4. Right-of-Way Easement notarized May 26, 1976, from San Felipe Del Rio, Inc., to Kit Carson Electric Cooperative, Inc., filed for record in Book M-59, Page 719 of the records of Taos County, New Mexico.

5. Natural gas meter; irrigation ditches; easement for existing driveway along the easterly boundary of the property, being eighteen feet (18') in width for most of its length, but widening at its northerly end where it meets the public road; easement for existing public road along the northerly boundary of the property; existing road (gravel) crossing the southerly portion of the property, encroachment of existing driveway onto adjoining property; fence not coinciding with property boundary; all as shown on survey plat dated May, 1989 (last amended October 21, 1992), entitled "San Felipe Del Rio to Starr Cross", prepared by James D. Crowl, NMLS no. 5213, for Rio Grande Surveying Service, survey no. L3552-2.

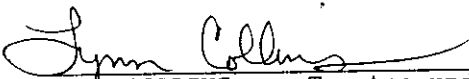
6. Easements reserved in Real Estate Contract dated June 21, 1989, by and between San Felipe Del Rio, Inc., Sellers, and Nancy Jean "Starr" Cross, Purchaser, filed for record in Book M-130, Pages 513-517, records of Taos County, New Mexico, and subsequent Warranty Deed filed for record in Book A-211, Pages 334-335 of the records of Taos County, New Mexico.


7. Restrictions, reservations, covenants, conditions, and easements contained in Warranty Deed dated February 3, 1993, from Nancy Jean "Starr" Cross, a single person, to Lynn Collins and Nan L. Scully, as Trustees under Collins-Scully Trust #1, filed for record in Book A-211, Pages 333-338 of the records of Taos County, New Mexico.

8. Rights incident to the use and maintenance of irrigation ditch.

with warranty covenants.

WITNESS our hands and seals this 15<sup>th</sup> day of July, 1999.

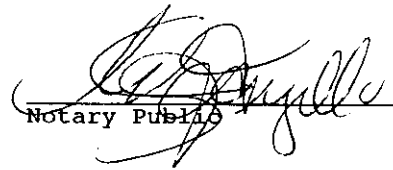
  
LYNN COLLINS, as Trustee under  
COLLINS-SCULLY TRUST #1

  
NAN L. SCULLY, as Trustee under  
COLLINS-SCULLY TRUST #1

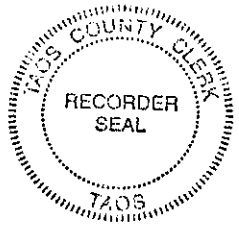
ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY

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

This instrument was acknowledged before me on July 15<sup>th</sup>,  
1999 by LYNN COLLINS and NAN L. SCULLY, as Trustees under COLLINS-  
SCULLY TRUST #1.

  
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Notary Public

My Commission Expires:  
9/9/2001



COUNTY OF TAOS )  
STATE OF NEW MEXICO )  
I hereby certify that this instrument was filed  
for record on the 16<sup>th</sup> day of July A.D.  
19 99 at 1:08 o'clock P.m.  
and was duly recorded in book A-254  
page 607-609 of the records of Taos County.  
Witness my Hand and Seal of Office  
Jeannette G. Rael  
County Clerk, Taos County, N.M.  
Elaine Montana  
Deputy