

EASEMENT AGREEMENT

The SPANISH BAPTIST CHURCH OF TAOS NEW MEXICO, referred to hereinafter as "Grantor", for valuable consideration, receipt of which is hereby acknowledged, grants to MARY H. MANGAT, a single person, referred to hereinafter as "Grantee", whose address is 209 Ribak, Taos, NM 87571, an easement for utilities as follows:

1. Description and Location of Easement.

A. Grantor is the owner in fee simple of a tract of land described in the Quitclaim Deed filed for record in the records of Taos County, New Mexico at Book M-292 pages 941-942. A copy of the Quitclaim deed is attached hereto and incorporated herein by reference as Exhibit "A".

B. Grantee is the owner in fee simple of a tract of land described as Tract A, identified in the survey plat identified as the plat of survey for "Ribak Estate" by AGS Land Surveying, bearing job number 716 and dated 7/17/01. A copy of the survey plat is attached hereto as Exhibit B. Grantee's property is also described by legal description in the warranty deed dated February 4, 2005 and filed for record in the records of Taos County, New Mexico at Book 477, pages 751-752. The Warranty Deed is attached hereto as Exhibit C.

C. Grantee's property is located directly to the south and contiguous to Grantor's property.

D. The purpose of this Easement Agreement is to allow an easement for utility placement and maintenance across Grantor's property for the benefit of Grantee's property.

2. Grant of Easement

Grantor hereby grants an easement to grantee for placement and maintenance of underground utilities across grantor's above described property. The location of the easement is shown on the survey plat attached hereto as Exhibit "B" in dark, bold lines at the north-east corner of grantor's lot. The easement is approximately 37 feet from the north-east corner and from center line grant five feet on either side.

3. Miscellaneous Provisions.

This agreement shall be governed by the laws of the state of New Mexico. In any action or proceeding arising out of the subject of this agreement, venue shall be at Taos, New Mexico. No amendment to this agreement shall be effective unless in writing and signed by the parties. In any action or proceeding arising out of this Grant

of Easement, the prevailing party shall be entitled to recover reasonable attorney's fees in addition to all other lawful relief.

WITNESS OUR HANDS AND SEALS this 9th day of May, 2006

Benjamin Maestas
SPANISH BAPTIST CHURCH OF TAOS
NEW MEXICO
For and on behalf of the Church

Mary T. Mangat
MARY T. MANGAT

ACKNOWLEDGMENTS

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

This instrument was acknowledged before me on this 9th day of May, 2006, by Benjamin Maestas OF THE SPANISH BAPTIST CHURCH OF TAOS, NEW MEXICO

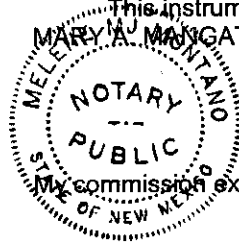


Melene M. Montano
Notary Public

My commission expires: 8-5-2009

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

This instrument was acknowledged before me on this 9th day of May, 2006, by MARY T. MANGAT.



Melene M. Montano
Notary Public

My commission expires: 8-5-2009

259635
11-8-01
8:42

QUITCLAIM DEED

Lawrence Taub, as personal representative of the Estate of Beatrice Mandelman Ribak, for consideration paid, quitclaims to The Spanish Baptist Church of Taos, New Mexico, whose address is P.O. Box 6504, Taos, New Mexico 87571, all lands and improvements lying north and west of and adjacent to the boundaries of the following described real estate in Taos County, New Mexico:

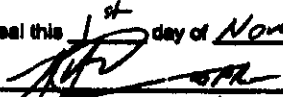
A CERTAIN TRACT OF LAND DESIGNATED AS TRACT A, ALSO BEING PORTIONS OF PRIVATE CLAIM 201 & 100 PARCEL 1, AND PRIVATE CLAIM 372 PARCEL 2 WITHIN SECTION 17, TOWNSHIP 26 NORTH, RANGE 13 EAST, N.M.P.M. WITHIN THE TAOS PUEBLO GRANT, TAOS, TAOS COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING AT A POINT LOCATED ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD 6240, BEING WITNESSED BY A #4 REBAR THAT BEARS S 55°03'28" E, 1.77' FROM WHENCE A 1915 U.S.G.L.O. BRASS CAP MONUMENT BEARS S 19°33'45" E, 410.28';
THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, N 55°03'28" W, 61.65' TO CAPPED REBAR 611183;
THENCE, N 78°45'56" E, 69.99' TO CAPPED REBAR 611183;
THENCE, N 49°29'21" E, 30.17' TO CAPPED REBAR 611183;
THENCE, N 66°29'17" W, 66.90' TO CAPPED REBAR 611183;
THENCE, N 30°41'48" E, 33.45' TO A #4 REBAR;
THENCE, N 60°01'48" E, 3.81' TO A #4 REBAR;
THENCE, N 41°18'09" E, 51.24' TO CAPPED REBAR 65213;
THENCE, S 55°12'43" E, 167.32' TO CAPPED REBAR 611183 LOCATED ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE ROAD 6240;
THENCE, ALONG SAID RIGHT-OF-WAY, S 74°46'36" W, 218.89' TO THE POINT AND PLACE OF BEGINNING.**

CONTAINING 0.447 ACRES OR 19,483 SQ. FT. MORE OR LESS AS MORE FULLY SHOWN ON A PLAT OF SURVEY FOR "RIBAK ESTATE" BY AGS LAND SURVEYING, N.M.L.S. NO. 11183 DATED 07/17/01 AND HAVING JOB NO. 716.

NOTE: SHOWN IN THE TAOS COUNTY ASSESSOR'S OFFICE AS TRACT 130, & TRACT 128, MAP 18, SURVEY 2 AND PORTIONS OF TRACT 131, 111 & 112 MAP 21, SURVEY 2 OF THE 1941 TAOS COUNTY REASSESSMENT SURVEY.

Witness my hand and seal this st day of Nov-6, 2001.


Lawrence Taub, as personal representative of
the Estate of Beatrice Mandelman Ribak

000041

Exhibit "A"

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF TAOS) ss.

This instrument was acknowledged before me this 1st day of November 2001 by Lawrence Taub, as personal representative of the Estate of Beatrice Mandelman Ribak.



Rocio Avidon
Notary Public

Commission Expires: 6-8-02



COUNTY OF TAOS)
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 1st day of November, A.D. 2001 at 11:22 o'clock A.M. and was duly recorded in book 547-310 page 307-311 of the records of Taos County. Witness my Hand and Seal of Office
Jeannette S. Root
County Clerk, Taos County, N.M.
Jeannette S. Root
Clerk

WARRANTY DEED

THE MANDELMAN-RIBAK FOUNDATION, a New Mexico Non-Profit Corporation, for
consideration paid, grants to MARY H. MANGAT, a single woman, whose address is P.O. Box 503,
Valdez, New Mexico 87580, the following described real estate in Taos County, New Mexico:

A certain tract of land designated as Tract A, also being portions of Private Claim 291 & 169 Parcel 1, and Private Claim 372 Parcel 2, within Section 17, Township 25 North, Range 13 East, N.M.P.M., within the Taos Pueblo Grant, Taos, Taos County, New Mexico and being more particularly described by metes and bounds as follows:

BEGINNING at a point located along the Northerly right-of-way of State Road #240, being witnessed by a #4 rebar that bears S 55° 03' 58" E, 1.77 feet, from whence a 1915 USGLO brass cap monument bears S 19° 33' 45" E, 410.28 feet;

Thence, from said point of beginning, leaving said right-of-way, N 55° 03' 58" W, 61.55 feet to capped rebar #11183;
Thence, N 76° 48' 58" E, 69.99 feet to capped rebar #11183;
Thence, N 49° 29' 21" E, 30.17 feet to capped rebar #11183;
Thence, N 56° 28' 17" W, 59.90 feet to capped rebar #11183;
Thence, N 39° 41' 48" E, 33.45 feet to a #4 rebar;
Thence, N 60° 01' 48" E, 3.81 feet to a #4 rebar;
Thence, N 41° 16' 09" E, 51.24 feet to capped rebar #5213;
Thence, S 55° 12' 43" E, 197.32 feet to capped rebar #11183 located along said Northerly right-of-way of State Road #240;
Thence, along said right-of-way, S 74° 46' 39" W, 218.89 feet to the POINT AND PLACE OF BEGINNING.

Containing 0.447 acres or 19,483 square feet, more or less, as more fully shown on a plat of survey for "Ribak Estate", by AGS Land Surveying, NMLS No. 11183, dated 07/17/01 and having Job No. 716.

NOTE: Shown in the Taos County Assessor's Office as Tract 130 & Tract 128, Map 18, Survey 2 and portions of Tracts 131, 111 & 112, Map 21, Survey 2 of the 1941 Taos County Reassessment Survey.

SUBJECT TO:

1. Any easements or claims of easement for existing utilities, specifically including but not limited to, overhead utility lines, utility pole, guy wire, electric meter, sewer clean-out, gas meter, water meter, and any buried utility lines associated therewith; all as shown on a plat of survey for "Ribak Estate", by AGS Land Surveying, NMLS No. 11183, dated 07/17/01 and having Job No. 716; and as further shown on an Improvement Location Report entitled "Mandelman-Ribak Foundation to Mangat", dated December 14, 2004, having Taos Surveying Job #204-280, by Craig T. Gillio, NMLS #14833.
2. Eighteen foot (18') ingress and egress easement, as shown on a plat of survey for "Ribak Estate", by AGS Land Surveying, NMLS No. 11183, dated 07/17/01 and having Job No. 716; and as further shown on an Improvement Location Report entitled "Mandelman-Ribak Foundation to Mangat", dated December 14, 2004, having Taos Surveying Job #204-280, by Craig T. Gillio, NMLS #14833.
3. Encroachment of gravel driveway outside eighteen foot (18') easement; encroachment of church parking onto the property; encroachment of fence onto Tula Lane; all as shown on an Improvement Location Report entitled "Mandelman-Ribak Foundation to

TAOS COUNTY
ELAINE S. MONTANO, CLERK
000318558
Book 547 Page 313
7 of 7
05/09/2006 09:41:03 AM
BY MARYJEAN

TAOS COUNTY
ELAINE S. MONTANO, CLERK
000301538
Book 477 Page 752
2 of 2
02/04/2005 11:35:21 AM
BY DOLORES


Mangat", dated December 14, 2004, having Taos Surveying Job #204-280, by Craig T. Gillio, NMLS #14833.

4. Grant of Easement from The Mandelman-Ribak Foundation to Mary Ann Romo, being filed contemporaneously with this Warranty Deed in the records of Taos County, New Mexico.

with warranty covenants.

WITNESS my hand and seal this 4th day of February, 2005.

THE MANDELMAN-RIBAK FOUNDATION,
a New Mexico Non-Profit Corporation

By:  *Executive Director*
ALEXANDRA BENJAMIN,
Executive Director

ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY

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

This instrument was acknowledged before me on February 4th, 2005 by ALEXANDRA BENJAMIN, as Executive Director of THE MANDELMAN-RIBAK FOUNDATION, a New Mexico Non-Profit Corporation.


Notary Public

My Commission Expires:

4/13/07

