

FNMT
99 01/048

WARRANTY DEED

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

IT

consideration paid, grants to MARY H. MANGAT, a single woman, whose address is P.O. Box ~~443~~,

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

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.

TAOS COUNTY
ELAINE S. MONTANO, CLERK
BOOK 477 PAGE 752
02/04/2005 11:35:21 AM
BY DOLORES

with warranty covenants.

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

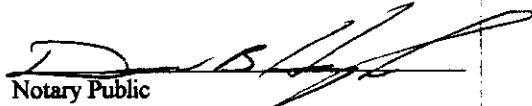
THE MANDELMAN-RIBAK FOUNDATION,
a New Mexico Non-Profit Corporation

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:

4/3/07

