

FT000175436

WARRANTY DEED (JOINT TENANCY)

THOMAS MESSINA and CHARLOTTE MESSINA, husband and wife, for consideration paid, grant to ANTHONY J. BLENKUSH and CYNTHIA J. BLENKUSH, husband and wife, as joint tenants with right of survivorship, whose address is P.O. Box 203, Gardner, Colorado 81040, the following described real estate in Taos County, New Mexico:

Tract A

A certain tract of land near Valdez, Taos County, New Mexico; located within projected Section 30, Township 27 North, Range 13 East, New Mexico Principal Meridian; located within the Arroyo Hondo Grant; described as being part of Tract 2, Map 17, Survey 4 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of this tract, from whence AP 3 of Exchange Survey No. 526, a brass cap monument, bears N 51° 53' E, 11809.1 feet distant, thence;

S 89° 50' W, 394.6 feet to a ½ inch rebar set, thence;
N 00° 04' E, 221.0 feet to a ½ inch rebar found, thence;
N 89° 48' E, 393.4 feet to a ½ inch rebar found, thence;
S 00° 15' E, 221.2 feet to the POINT AND PLACE OF BEGINNING.

This tract contains 2.000 acres, more or less.

SUBJECT TO:

1. Reservations, restrictions and easements, if any, as contained in the patent from the United States of America to the Arroyo Hondo Grant, including but not limited to water rights, claims of title to water, any easements for ditches appurtenant thereto, and all interest in oil, gas and other minerals, if any, filed for record in Book A-20 at pages 372-383, records of Taos County, New Mexico.
2. Easement notarized September, 1978, from Kim M. Buehre to Kit Carson Electric, filed for record in Book M-68 at page 126, records of Taos County, New Mexico.
3. Grant of Easement by and between Kim Buehre and Hilda Law, et ux., filed for record in Book M-124 at pages 414-417, records of Taos County, New Mexico.

4. Right-of-Way Easement by and between Kim M. Buehre and Kit Carson Electric Coop., Inc., filed for record in Book M-124 at pages 358-359, records of Taos County, New Mexico.
5. Grant of Easement by and between Kim M. Buehre and Annette McClure, et al., filed for record in Book M-170 at pages 787-793, records of Taos County, New Mexico.
6. Restrictions as stated in Memorandum of Contract from Kim M. Buehre, single, to Al Beau, single, filed for record in Book M-107 at pages 411-415 and in Special Warranty Deed filed for record in Book A-185 at pages 161-162, records of Taos County, New Mexico.
7. Easements as stated in Memorandum of Contract from Kim M. Buehre, single, to Al Beau, single, filed for record in Book M-107 at pages 411-415, in Special Warranty Deed filed for record in Book A-185 at pages 161-162 and in Warranty Deed filed for record in Book M-310 at pages 407-408, records of Taos County, New Mexico.
8. Twenty foot (20') easement for ingress, egress and utilities, utility pole and overhead electric line; all as shown on that plat of survey entitled, "Kim M. Buehre Trust", by Jeffrey B. Stadler, NMLS #8327, dated April 7, 2004, bearing project no. 251.70 and being filed for record in Cabinet E at page 27-B, records of Taos County, New Mexico.
9. Arroyo through property as shown on that Improvement Location Report entitled, "Thomas & Charlotte Messina", by Joddie J. Valdez, NMLS #8497, dated January 17, 2008 and bearing project no. 962.
10. Twenty foot (20') easement for ingress, egress and utilities and any easements, or claims of easement, for the utility pole, overhead electric line, electric meter, buried propane tank, well casing, septic tank and septic cleanout, and any underground utility line associated therewith; all as shown on that Improvement Location Report entitled, "Messina to Blenkush", by Craig T. Gillio, NMLS #14833, of Taos Surveying, dated March 10, 2015 and bearing project no. 215-019.
11. Restrictions, reservations and easements as contained in that Warranty Deed dated May 17, 2004, from Kim M. Buehre, Trustee of the Kim M. Buehre Trust, dated December 19, 2001 to Eric J. Lohan, a single person, filed for record on May 18, 2004 in Book M-439 at pages 80-81, records of Taos County, New Mexico.

with warranty covenants.

WITNESS our hands and seals this 24 day of March, 2015.



THOMAS MESSINA




CHARLOTTE MESSINA

ACKNOWLEDGMENT IN A PERSONAL CAPACITY

STATE OF Texas)
COUNTY OF Wise) ss.

This instrument was acknowledged before me on March, 24th, 2015 by THOMAS MESSINA and CHARLOTTE MESSINA, husband and wife.



Notary Public
Michelle Ditton Scott

My Commission Expires:

11-17-16

