

Charles F. Creamer and Mary Creamer, his wife grant to P. LeRoy Garcia and Lydia V. Garcia, his wife the following described real estate in Taos County, New Mexico:

Lots 15 and 16, West Part Felicidad Addition, Taos County, New Mexico, within Township 25 North, Range 13 East, Section 20, New Mexico Principal Meridian.

Said property shall be subject to the following restrictions, which shall run with the land:

- 1. At no time shall said property be used for any commercial enterprise.
2. All buildings shall be in a modified pueblo architectural style, and shall cost no less than \$15,000.00.
3. After the construction of said building shall be started, the same shall be completed within one year from the date of the beginning of said construction; intending that the exterior portion of said house and other structures, such as garage or studio, shall be completed within the one year set forth herein.
4. No trailer shall be placed upon said property except during the period of construction.
5. The above lot or tract of land shall not be subdivided into separate tracts; and only one house, including garage, studio or servants quarters, is to be constructed upon said above described property.
6. No animals shall be kept upon said property, except household pets.
7. Said building, or buildings, shall be fully equipped with modern water and sewage systems, and no outside privies will be maintained.
8. No wall or fence built around the exterior boundaries of said property shall be of wire or slab construction.
9. The property shall at all times be kept free of unsightly objects and offensive refuse.
10. No noxious or offensive activity shall be engaged in upon said property, nor shall anything be done or conducted thereon which may become an annoyance or nuisance to the neighborhood.

STATE OF NEW MEXICO )
COUNTY OF TAOS ) SS.

This instrument was filed for record on the 29 day of June, D. 1966 at 1:30 o'clock P.M. and duly recorded in book 101 Page 502, on 6-30-66

County Clerk & Recorder
Deputy

with warranty covenants

WITNESS our hand and seal this 29 day of June, 1966

STATE OF NEW MEXICO

County of TAOS

On this 29 day of June, 1966 before me personally appeared Charles F. Creamer and Mary Creamer, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledge that they executed same as their free act and deed.

My hand and seal the day and year last above written.

My commission expires 11/4 1966

Notary Public, Taos County, N. M.

Helen M. Kentnor, Notary Public
Taos County, Taos, New Mexico
My Commission Expires November 4, 1966