

FNMT: 9309-23-733

10:05
10-4-93

168287

SPECIAL WARRANTY DEED

FIRST INTERSTATE BANK OF SANTA FE, N.A., Trustee for Laura Emanuel Trust, formerly Santa Fe National Bank, for consideration said grants to LOUISE ROSE, an unmarried woman, whose address is Box 648, Taos, New Mexico 87551, the following described real estate in Taos County, New Mexico:

See Exhibit A, attached hereto and made a part hereof.

with special warranty covenants.

WITNESS my hand and seal this 3 day of April 1991.

FIRST INTERSTATE BANK OF SANTA FE,
N.A., TRUSTEE FOR LAURA EMANUEL
TRUST, FORMERLY SANTA FE NATIONAL
BANK

By: _____

David B. Lloyd
Trust Officer

ACKNOWLEDGMENT FOR ASSOCIATION

STATE OF NEW MEXICO)
COUNTY OF SANTA FE)^{SS}

The foregoing instrument was acknowledged before me this 3 day of April 1991 by David B. Lloyd, Trust Officer, FIRST INTERSTATE BANK OF SANTA FE, N.A., Trustee for Laura Emanuel Trust, formerly Santa Fe National Bank, on behalf of said national association.

Notary Public

(SEAL) My commission expires: _____



NOTARY PUBLIC STATE OF NEW MEXICO

100205

Exhibit A

A certain tract of land in Des Montes, Taos County, New Mexico; within the Antonio Martinez Grant; located within projected Section 18, Township 26 North, Range 13 East, NMPM; described as part of Lot 1 of the Monte Vista Subdivision; also described as part of Tract 3, Map 20, Survey 3, and part of Tract 2, Map 20, Survey 3, of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows;

Beginning at a 1/2 in. rebar set from whence triangulation station "Cheryl," a 1973 State Engineer Office brass cap monument found, bears;

N 85 degrees 19' 48" W, 1844.63 ft. distant, thence;
N 34 degrees 59' 57" W, 87.04 ft. to a 1/2 in. rebar set, thence;
N 89 degrees 17' 10" W, 48.17 ft. to the SW corner, a 1/2 in. rebar set at a fence line thence along said fence line;
N 12 degrees 36' 59" E, 108.60 ft. to a 1/2 in. rebar found, thence;
N 12 degrees 35' 37" E, 107.28 ft. to the NW corner, a 1/2 in. rebar set at a fence intersection, thence along a fence line;
S 86 degrees 41' 47" E, 250.25 ft. to the NE corner, a 1/2 in. rebar set, thence leaving said fence line,
S 00 degrees 08' 21" W, 268.64 ft. to the SE corner, a 1/2 in. rebar set, thence;
N 89 degrees 51' 39" W, 198.20 ft. to the point and place of beginning.

This tract contains 1.650 acres, more or less; all as shown on a survey plat entitled "Laura Emanuel," RGSS survey no. L146-2, by James D. Crowl, NMLS no. 5213, dated 08/13/1990, said plat of survey being recorded in Book _____, page(s) _____, in the office of the County Clerk of Taos County, New Mexico, and said tract being designated thereon as Tract B-1, together with a nonexclusive right of way for ingress and egress through and over the following described tract of land of the grantor to and from State Road 150; and indicated by dotted lines on and over said plat of survey:

N 00 degrees 08' 21" E, 268.64 ft. to the NW corner, a 1/2 in. rebar set at a fence line, thence along said fence line;
S 86 degrees 41' 47" E, 628.48 ft. to the NE corner, a point on the westerly right-of-way of State Road 150 from whence a 1/2 in. rebar set as a witness corner, bears; S 00 degrees 00' 10" E, 30.00 ft. distant, thence along a fence line and said right-of-way,
S 00 degrees 00' 10" E, 324.87 ft. to the SE corner, a 1/2 in. rebar set at a fence intersection, thence leaving said right-of-way and along a fence line;
N 89 degrees 54' 11" W, 418.47 ft. to a spike set, thence;
N 89 degrees 45' 30" W, 110.51 ft. to a 1/2 in. rebar set, thence leaving said fence line
N 00 degrees 14' 59" E, 91.04 ft. to a 1/2 in. rebar set, thence;
N 89 degrees 51' 39" W, 99.52 ft. to the point and place of beginning.

This tract contains 4.727 acres, more or less; all as shown on a survey plat entitled "Laura Emanuel," RGSS survey no. L146-2, by James D. Crowl, NMLS no. 5213, dated 08/13/1990, said plat of survey being recorded in Book _____, page(s) _____ in the office of the County Clerk of Taos County, New Mexico, and said tract being designated thereon as Tract B-2.

**Original In
Poor Condition**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE MARKS AND NOTATIONS WHICH INDICATE THEREAS TO WHICH SECTION 5525 OF TITLE 50, U.S.C. APPLIES. DATE OF DECLASSIFICATION IS INDEFINITE.

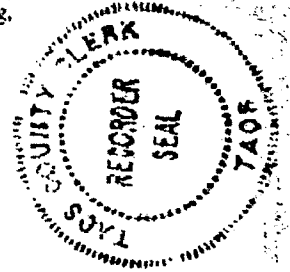
100206

The said Tract B-1 is subject to exceptions, reservations, restrictions, and easements of record, including the following:

1. Reservations as contained in the patent from the United States of America to the Antonio Martinez Land Grant, dated September 27, 1989, as recorded in Book A-16 at pages 68-97, Records Of Taos County, New Mexico.
2. Road easement for the use of the common road extending over the northern boundary of Lot 1, as reflected in Warranty Deeds as recorded in Book A-98 at page 455, A-135 at page 74; A-135 at page 75; A-197 at page 483 and in D.C. #6922.
3. Right-of-Way Easement dated 4/4/1972 from Laura Emanuel to Kit Carson Electric Cooperative, Inc., as recorded in Book M-47 at page 802, Records of Taos County, New Mexico.
4. Right-of-Way Easement dated 9/17/1981 from Laura Emanuel to Kit Carson Electric Cooperative, Inc., as recorded in Book M-84 at page 769, Records of Taos County, New Mexico.
5. Right-of-way for ingress and egress to and from State Highway 150 over the Tract B-1 from the Northeastern corner to the Southwestern corner of this Tract B-1, all as shown by the dotted line on the said plat of survey.

together with any of the following items of personal property that are presently on the premises: electrical, plumbing, heating systems and their fixtures; built-in appliances; fire, smoke and security systems and their devices, and water conditioning system (if owned by Grantor); lawn and landscaping, window and porch shades, venetian blinds, storm windows, storm doors, screens, curtain rods, drapery rods, TV antennas, mirrors, floor covering, awnings and wall-to-wall carpeting.

**Original In
Poor Condition**



COUNTY OF TAOS,) SS
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed
for record on the 4 day of Oct A.D.
1993 at 10:05 clock P.m.
and was duly recorded in Book A-215
page 205-207 Records of Taos County

Witness my Hand and Seal of Office
Carmen M. Medina
County Clerk, Taos County, N.M.

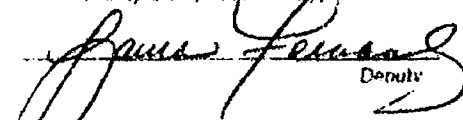

Deputy

Exhibit A

