

WARRANTY DEED

BRUCE R. WILLIAMS and NEVA A. WILLIAMS, husband and wife, for consideration paid, grant to JAMES J. COX and MARILYN M. COX, husband and wife as joint tenants as community property, whose address is 583 Santa Anna Drive, Lake Charles, Louisiana 70611, the following described real estate located in Taos County, New Mexico:

the 0.961-acre, more or less, tract described in Exhibit A hereto,

TOGETHER WITH: all improvements and domestic well water right thereon,

SUBJECT TO: easements or claims of easement for existing utility lines; and property taxes for 1999 and subsequent years,

with warranty covenants.

DATED August 27, 1999.

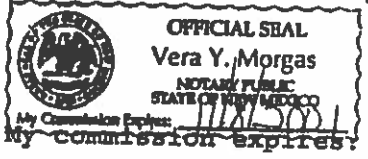
Bruce Williams
BRUCE R. WILLIAMS

Neva Williams
NEVA A. WILLIAMS

ACKNOWLEDGEMENTS

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

This instrument was acknowledged before me this 20 day of August, 1999, by Bruce R. Williams.



Vera Y. Morgas
Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of August, 1999 by Neva A. Williams.

See attached Calif All Purpose Acknowledgment
Notary Public

My commission expires:

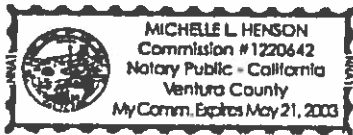
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Ventura } ss.

On 8-23-99 before me Michelle L. Henson Notary Public
personally appeared Neva A. Williams

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Michelle L. Henson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable in persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing _____



000340

The following property description is based on a ALTA/ACSM Land Title survey plat entitled "James & Marilyn Cox", survey no. 705 by Jeffrey B. Stadler, NMLS no. 8327, dated August 12, 1999.

PROPERTY DESCRIPTION

A certain tract of land near Taos, Taos County, New Mexico; located within the NW 1/4 of Section 8, Township 25 North, Range 13 East, NMPN; described as being part of Exception 195, Private Claim 289, Parcel 1 and part of Exception 17, Private Claim 149, Parcel 1 of the Taos Pueblo Grant; also described as being Tract 21, Map 17, Survey 2 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 in. rebar found for the East corner of this tract, from whence Corner 6, Exception 165, Private Claim 282, Parcel 3 of the Taos Pueblo Grant, a USGLO brass cap monument, bears S 48° 01' E, 294.0 ft. distant, thence;

S 67° 18' W, 391.3 ft. to a 1/2 in. rebar found on the East right-of-way of Upper Ranchitos Road, thence along said right-of-way;
N 21° 03' W, 111.2 ft. to a 1/2 in. rebar found, thence leaving said right-of-way;
N 71° 21' E, 11.2 ft. to a 1/2 in. rebar found, thence;
N 25° 19' W, 6.7 ft. to a 1/2 in. rebar set, thence;
N 69° 01' E, 172.7 ft. to a 1/2 in. rebar found, thence;
S 26° 35' E, 8.0 ft. to a 1/2 in. rebar found, thence;
N 66° 53' E, 190.6 ft. to a 1/2 in. rebar found, thence;
S 29° 58' E, 106.1 ft. to the POINT AND PLACE OF BEGINNING.

This tract contains 41,841 sq. ft. or 0.961 acre, more or less.



COUNTY OF TAOS)
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed
for record on the 27th day of July A.D.
19 99 at 10:38 o'clock A.M.
and was duly recorded in book m. 218
page 29344 of the records of Taos County,
Witness my Hand and Seal of Office
Kenneth G. Raef
County Clerk, Taos County, N.M.
Deputy

EXHIBIT A

000341