

**WARRANTY DEED**

ROBERT L. FELT, a/k/a ROBERT FELT, an unmarried person, for consideration paid, grants to ROBERT L. FELT, an unmarried person, whose address is 202 Bendix Drive, Taos, New Mexico 87571, the following described real estate in Taos County, New Mexico:

**Tract "A" [rev]**

A certain tract of land near Taos, Taos County, New Mexico; within the Cristoval de la Serna Grant; located within projected Section 28, Township 25 North, Range 13 East, NMPM; described as part of Tract 1, Map 2, Survey 1 and part of Tract 2, Map 3, Survey 1 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows;

BEGINNING at the SE corner of this tract, a ½ inch rebar found, from which triangulation station "Lady," a 1973 State Engineer's Office brass cap monument found bears S 86° 17' 15" W, 13085.98 feet distant, thence;

N 51° 46' 18" W, 180.94 feet to a ¾ inch iron pipe found, thence;  
N 51° 42' 47" W, 301.00 feet to the SW corner, a ¾ inch iron pipe found, thence;  
N 38° 18' 38" E, 474.46 feet to the NW corner, a ½ inch rebar found, thence;  
S 51° 40' 21" E, 334.18 feet to a ½ inch rebar set, thence;  
N 38° 22' 17" E, 307.07 feet to a ½ inch rebar found on the southwesterly right-of-way of Weimer Road, thence along said right-of-way;  
S 25° 00' 23" E, 87.81 feet to the NE corner, a ½ inch rebar set, thence leaving said right-of-way;  
S 63° 34' 52" W, 107.52 feet to a ½ inch rebar set, thence;  
S 38° 21' 43" W, 169.91 feet to a ½ inch rebar set, thence;  
S 39° 19' 06" E, 41.87 feet to a ½ inch rebar set, thence;  
S 02° 12' 15" W, 146.12 feet to a ½ inch rebar set, thence;  
S 47° 27' 56" W, 39.91 feet to a ½ inch rebar set, thence;  
S 76° 04' 15" W, 118.36 feet to a ½ inch rebar set, thence;  
S 20° 59' 43" W, 224.66 feet to the POINT AND PLACE OF BEGINNING.

This tract contains 5.210 acres, more or less, as shown on a Lot Line Adjustment Boundary Survey Plat entitled "Robert L. Felt", having Rio Grande Surveying Service Job #L1414-2[LLA], prepared by Scott B. Crowl, NMLS #12441, filed in Cabinet F, page 80-B, records of Taos County, New Mexico.

As part of this lot line adjustment, Grantor hereby abandons and vacates that one hundred foot (100') wide easement through the adjoining 3.673 acre Tract "B" [rev] and benefitting this 5.210 acre Tract "A" [rev], said abandoned and vacated easement being shown on the following survey plats: (1) a survey plat entitled "Ruby Harper", dated March 30, 1984, having Rio Grande Surveying Service Job #RB 1414.20, prepared by Joel K. Schantz, NMLS #7000, filed May 10, 1984 in Cabinet C, page 39-B, records of Taos County, New Mexico; and (2) a survey plat entitled "Mitchell to Atcheson and Su", dated November 5, 1999, having Rio Grande Surveying Service Job #L1414-20-2, prepared by Scott B. Crowl, NMLS #12441, filed on November 19, 1999 in Cabinet D, page 107-A, records of Taos County, New Mexico.

In lieu of said abandoned and vacated one hundred foot (100') wide easement, Grantor hereby grants and creates pursuant to the terms of this deed, an appurtenant forty foot (40') wide ingress, egress and utility easement burdening the adjoining 3.673 acre Tract "B" [rev] and benefitting this 5.210 acre Tract "A" [rev], said new created forty foot (40') easement being shown on that Lot Line Adjustment Boundary Survey Plat entitled "Robert L. Felt", having Rio Grande Surveying Service Job #L1414-2[LLA], prepared by Scott B. Crowl, NMLS #12441, filed in Cabinet F, page 80-B, records of Taos County, New Mexico.

This tract is also conveyed subject to any other reservations, restrictions, easements, rights-of-way, covenants, conditions, declarations, and agreements of record.

with warranty covenants.

Grantor is executing this Warranty Deed to himself for purposes of a lot line adjustment allowed by Section 47-6-2M(7) NMSA 1978.

WITNESS my hand and seal this 30<sup>th</sup> day of April, 2018.



ROBERT L. FELT,  
a/k/a ROBERT FELT

TAOS COUNTY  
ANNA MARTINEZ, CLERK  
000427735  
Book 976 Page 258  
3 of 3  
04/30/2018 11:43:06 AM  
BY BLANCAL

**ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY**

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

This instrument was acknowledged before me on April 30<sup>th</sup>, 2018 by  
ROBERT L. FELT, a/k/a ROBERT FELT, an unmarried man.



Rebecca Mondragon  
Notary Public

3.14.2021

