

FNMC
9407-88-768

WARRANTY DEED

178334
9-27-94
9:55

ROBERT D. COUNTS, a married man dealing with his sole and separate property, for consideration paid, grants to MARGARET ELISE GREENWOOD, a single woman, whose address is P.O. Box 1143, Ranchos de Taos, New Mexico 87557, the following described real estate in Taos County, New Mexico:

A certain tract of land in Ranchos de Taos, Taos County, New Mexico, within the Cristoval de la Serna Grant; located in projected Section 36, Township 25 North, Range 12 East, N.M.P.M.; also described as Tract 107, Map 40, Survey 2 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set for the N.W. corner of this tract on the southwesterly right-of-way line of State Road No. 240, and the true point of beginning, from whence Triangulation Station "Hartt" a 1973 State Engineer Office brass cap monument found bears S 78° 26' 52" W, 2583.42 feet distant, thence along said right-of-way line;

S 34° 19' 44" E, 95.28 feet to a NMSHTD R-O-W marker found, thence; an arc distance of 124.91 feet along a 1930.00 foot radius curve to the left of a 03° 42' 30" central angle, the chord of which bears S 36° 14' 07" E, 124.89 feet to a 5/8 inch rebar set for the N.E. corner of this tract, thence leaving said right-of-way line; S 48° 58' 58" W, 151.03 feet to a 1/2 inch rebar found, thence;
S 50° 42' 10" W, 56.65 feet to a 5/8 inch rebar set as a witness corner, thence;
S 50° 42' 10" W, 20.00 feet to a point used for the S.E. corner of this tract on the centerline of the Little Rio Grande River, thence along said centerline;
N 62° 08' 02" W, 228.38 feet to a point used for the S.W. corner of this tract, thence leaving said centerline;
N 48° 20' 08" E, 20.00 feet to a 5/8 inch rebar set as a witness corner, thence;
N 48° 20' 08" E, 311.46 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 1.387 acres, more or less, as shown on a plat of survey entitled "Robert Counts to Margaret Elise Greenwood", dated 9/21/94, by Joseph R. Maestas, R.P.L.S. no. 9764, being project no. 5694.

SUBJECT TO:

1. Reservations as contained in patent from the United States of America to the Cristoval de la Serna Grant, dated January 10, 1900

Taos, filed for record in Book M-27, Page 330.

5. Overhead power and telephone lines, fences and conflict area of 0.021 acre, more or less, as shown on a plat of survey entitled "Robert Counts to Margaret Elise Greenwood", dated 9/21/94, by Joseph R. Maestas, R.P.L.S. no. 9764, being project no. 5694.

with warranty covenants.

WITNESS my hand and seal this 22 day of September, 1994.

Robert D. Counts

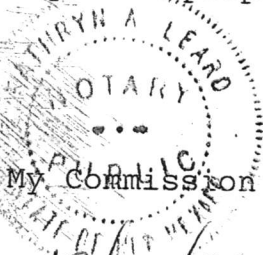
ROBERT D. COUNTS

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

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

This instrument was acknowledged before me on September 22nd, 1994 by ROBERT D. COUNTS, a married man dealing with his sole and separate property.

Kathryn A. Leard
Notary Public



My Commission Expires:

12/12/96

COUNTY OF TAOS) ss
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 22nd day of SEPT A.D. 1994 at 9:55 o'clock A in A and was duly recorded in book A 221 page 561-562 of the records of Taos County.

Witness my hand and Seal of Office
Carmen M. [Signature]
County Clerk, Taos County, N.M.

[Signature]
Deputy

