

WARRANTY DEED

GAIL KENNEDY, a single woman, for consideration paid, grants unto **DAN PINGARO**, a single person, whose address is 19215 Willow Glen Court, Huntington Beach, California 92648, the following described real estate in Taos County, New Mexico:

Tract 2:

A tract of land near Arroyo Hondo, Taos County, New Mexico; within the Arroyo Hondo Grant; shown on the Taos County Property ID Maps in Projected Section 29, Township 27 North, Range 12 East, NMPM; also described as part of Tract 12, Map 23 and part of Tract 4, Map 27, all in Survey 4 of the 1941 Taos County Reassessment Survey; and more particularly described as follows:

BEGINNING at the NW corner of this tract, a point at the center of a dirt road, from whence a ½" rebar with a cap stamped LS11770, set as a witness corner, bears S 16° 37' 31" E, 20.00 ft. distant and from whence the 9 Mile Marker, a 1940 USGLO brass cap monument found on the north boundary of the Arroyo Hondo Grant, bears N 11° 29' 29" W, 5492.50 ft. distant, thence along the center line of said dirt road;
N 49° 07' 37" E, 61.02 ft. to a point, thence;
N 57° 13' 41" E, 58.92 ft. to a point, thence;
N 54° 25' 52" E, 63.42 ft. to the NE corner of this tract, a point from a ½" rebar found with a cap stamped LS 5213, as a witness corner, bears S 08° 49' 35" E, 19.48 ft. distant, thence leaving

said dirt road center line;
S 08° 49' 35" E, 534.28 ft. to a ½" rebar found with
a cap stamped LS 5213, thence;
S 08° 47' 05" E, 153.56 ft. to a ½" rebar found with a cap
stamped LS 5213, thence;
S 08° 50' 43" E, 101.51 ft. to the SE corner of this tract, a ¾"
conduit found at a fence corner, thence along a fence line;
N 89° 27' 43" W, 68.05 ft. to the SW corner of this tract, a
½" rebar set, thence;
N 16° 37' 31" W, 699.93 ft. to the point of beginning, containing
2.000 acres, more or less.

Said tract is conveyed together with all rights appurtenant
thereto and is subject to the following:

- 1) Reservations as contained in the patent from the United States of America to the Arroyo Hondo Grant dated April 9, 1908 and all rights incident thereto, including but not limited to water rights, claims of title to water and any easements for ditches appurtenant thereto, and all interest in oil, gas and other minerals, if any, filed for record in Book A-20, Pages 372-383, Records of Taos County, New Mexico;
- 2) Reservations, restrictions and easement as contained in Warranty Deed dated 09/05/1995 from Nicolas Santiago Martinez and Beatrice Vigil Martinez, husband and wife to Sharon Fredrick, a single person, filed for record in Book A-228 at Pages 188-190, Records of Taos County, New Mexico;
- 3) Road Maintenance Agreement dated 12/01/1995 between Sharon N. Fredricks, a single person and Patricia Ann Jones, a single person, filed for record in Book M-181 at Pages 627-

631, Records of Taos County, New Mexico;

4) Any easements or claims of easements for existing utilities specifically including but not limited to overhead utility line, electric transformer and electric meter on boundary line and gravel road through property as shown on survey plat entitled "Christian Mayer" dated 04/25/1996 prepared by Robert A. Watt, NMPS #1170 Red Tail Surveying as Job #533 filed for record in Cabinet B at Page 5-B of the Records of Taos County, New Mexico;

5) Any easements or claims of easements for existing utilities specifically including but not limited to electric meter, overhead utility line, propane tank, septic tank and any underground utility line associated therewith, fence corner onto subject property, track road and gravel road through property as shown on Improvement Location Report entitled "Mortgage Electronic Registration Systems Inc.", dated 08/27/2002 prepared by Craig T. Gillio, NMLS #14833, being Taos Surveying Job #202-191;

6) Any easements or claims of easements for existing utilities specifically including but not limited to overhead electric line, old well casing, hydrant, well casing, electric meter, telephone pedestal, electric box (transformer) on boundary line, propane tank, septic tank, septic clean out and any underground line associated therewith, Tres Lomas Road, gravel road to adjoiners through property track drive on adjoining parcel all as shown on Improvement Location Report entitled "Kennedy to Pingaro" dated 05/16/2022 prepared by Craig Gillio, NMLS #14833 prepared by Taos Surveying as Job #222-138,

with warranty covenants.

IN WITNESS WHEREOF, I have hereunto set my hand and
seal on this 19 day of May, 2022.

Gail Kennedy
GAIL KENNEDY

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

This instrument was acknowledged before me on this
19 day of May, 2022, by GAIL KENNEDY, a single woman.

Rosalie Gomez
NOTARY PUBLIC

My Commission Expires:
2/22/24

STATE OF NEW MEXICO
NOTARY PUBLIC
ROSALIE GOMEZ
COMMISSION # 1114321
EXPIRES FEBRUARY 22, 2024

