TAOS COUNTY ELAINE S. MONTANO, CLERK 000377128 Book 772 Page 402 1 of 2 03/14/2012 04:30:21 PM BY LILLIAN

WARRANTY DEED

ANTONIA ERIKA FAHRNEY, A SINGLE WOMAN, for consideration paid, grants to ANTONIA ERIKA FAHRNEY, AND HER SUCCESSORS, AS TRUSTEE OF THE ANTONIA ERIKA FAHRNEY REVOCABLE TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 2011, whose address is 1040 Allegro Lane, El Prado, New Mexico 87529, the following described real estate in Taos County, New Mexico:

Tract C-1

A certain tract of land in El Prado, Taos County, New Mexico; within the Taos Pueblo Grant; located within Section 6, Township 25 North, Range 13 East, NMPM; described as part of Exception 178, Private Claim 208, Parcel 1 and part of Exception 89, Private Claim 155, Parcel 1 of the 1915 USGLO survey of the private claims within the Taos Pueblo Grant; also described as part of Tracts 12 and 13, Map 17, Survey 2, of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING for the tie at triangulation station "Shannon," a 1973 State Engineer's Office brass cap monument found, thence; S 10° 57' 17" E, 1069.82 feet to a point on the southwesterly boundary of Exc. 89, PC 155, P1, from whence a ½ inch rebar found as a witness corner bears S 49° 37' 16" W, 0.46 feet distant, thence along said boundary; S 39° 59' 03" E, 533.85 feet to a point from whence a ½ inch rebar found as a witness corner bears S 49° 41' 04" W, 0.46 feet distant, thence leaving said boundary; N 49° 41' 04" E, 410.05 feet to the NW corner of this tract and true POINT AND PLACE OF BEGINNING, a point at the center of a 50.0 foot radius cul-de-sac, from whence a ½ inch rebar set as a witness corner bears S 49° 41' 04" W, 50.0 feet distant, thence leaving said culde-sac and along the centerline of an ingress, egress and utility easement 40.0 feet in width;

N 49° 41' 04" E, 407.95 feet to the NE corner, a ½ inch rebar found on the southerly side of "Francis Road." thence leaving said centerline and along said road;

S 40° 40' 05" E, 265.41 feet to the SE corner, a $\frac{1}{2}$ inch rebar found, thence leaving said road;

S 49° 40' 38" W, 410.81 feet to the SW corner, a $\frac{1}{2}$ inch rebar set, thence;

N 40° 03' 02" W, 265.46 feet to the POINT AND PLACE OF BEGINNING.

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This tract contains 2.494 acres, more or less, as shown on a survey plat entitled "Teddy Orgell," dated October 19, 2004, having Rio Grande Surveying Service Job #L4551A, by Scott B. Crowl, NMLS #12441, filed in Cabinet E, page 43-B. Together with any appurtenant water rights.

SUBJECT TO: all matters of record, including but not limited to patents, reservations, restrictions, easements, and taxes for the current year and years thereafter.

with warranty covenants.

WITNESS my hand and seal this 14th day of March

Antonia Erika Fahrney

ACKNOWLEDGMENT FOR NATURAL PERSON

STATE OF NEW MEXICO

COUNTY OF TAOS

This instrument was acknowledged before me on this $\frac{14^{\prime\prime}}{2012}$ day of March, $\frac{2012}{2012}$, by Antonia Erika Fahrney.

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Notary Public

My Commission Expires:





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