

Warranty Deed
Shardell lot split Tract "B-2"
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TAOS COUNTY
VALERIE RAE MONTOYA, CLERK
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03/05/2024 10:38:49 AM
BY MELANIE M

WARRANTY DEED

JEFFREY SHARDELL, a single man, for consideration paid and for the purposes of effecting an administrative lot split, grants to **JEFFREY SHARDELL, a single man** whose address is 1336 Gusdorf Road, Taos, NM 87571, the following described real estate in Taos County, New Mexico:

Tract B-2

A tract of land within the Taos Pueblo Grant in the Town of Taos, Taos County, New Mexico, shown on the Taos County Property ID Maps within the NW 1/4 of Projected Section 17, Township 25 North, Range 13 East, NMPM; described as part of Exception 326, Private Claim 221, Parcel 3 of the 1932 USGLO Supplemental Plat Showing Private Claims in Sections 8 and 17 within the Taos Pueblo Grant, as part of Tract 234, Map 18, Survey 2 of the 1941 Taos County Reassessment Survey, and more particularly described as follows:

BEGINNING at the southwesterly corner of this tract, a 1/2" rebar set with a cap stamped NMPS 11770, from whence "Artist," a 1954 US Coast & Geodetic Survey brass cap monument found, bears S 38° 45' 21" E, 6360.77 ft. distant, thence:

N 13° 06' 27" W, 28.48 ft. to a 1/2" rebar set, thence:

N 02° 24' 52" W, 80.00 ft. to the northwesterly corner of this tract, a 1/2" rebar set on the southerly limit of Don Fernando Street, thence along said street limit:

N 83° 53' 05" E, 102.16 ft. to the northeasterly corner of this tract, a 1/2" rebar set, thence leaving said street limit:

S 02° 27' 07" E, 130.22 ft. to the southeasterly corner of this tract, a 1/2" rebar set, thence:

N 87° 54' 59" W, 48.92 ft. to a 1/2" rebar set, thence:

N 07° 50' 28" E, 4.00 ft. to a 1/2" rebar found with a cap stamped LS 4369, thence:

N 83° 13' 37" W, 49.33 ft. to the POINT OF BEGINNING.

This tract contains 0.278 acre more or less, as shown on Red Tail Surveying, Inc. plat no. 2802-02-TRB-LS, entitled Jeffrey Shardell Tract B Lot Split, dated 10 October 2023, prepared by Robert A. Watt, NMPS 11770 and recorded in Plat Cabinet F, Page 183-B.

SUBJECT TO:

Reservations, restrictions, easements, declarations and any other matters of record.

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(subject to continued)

Approximately 55' x 25' portion of that 110' x 25' easement for ingress, egress and utilities for the benefit of "Tract B-1" as shown on that Red Tail Surveying, Inc. plat no. 2802-02-TRB-LS, entitled Jeffrey Shardell Tract B Lot Split, dated 10 October 2023, prepared by Robert A. Watt, NMPS 11770.

The following restrictive covenant, which touches, concerns and runs with the land, and which may only be modified with the express written, recorded agreement of the owners of this Tract B-2, Tract B-1 (as shown on the above-referenced Survey Plat) and the adjoining "Adjusted Tract A" as shown on that survey plat entitled Jeffrey Shardell Lot Line Adjustment, filed in Cabinet F, Page 180-B, records of the Taos County, NM:

No structure, including new construction or the repair or remodel of any existing structure, shall exceed one story nor shall any such improvement exceed 14 feet above the existing outside ground level.

TOGETHER WITH:

All improvements located thereon and all rights and privileges appurtenant thereto.

An express grant of easement over the approximately 55' x 25' portion of "Tract B-1" that forms the overall 110' x 25' easement for ingress, egress and utilities for the benefit this Tract, all as shown on that Red Tail Surveying, Inc. plat no. 2802-02-TRB-LS, entitled Jeffrey Shardell Tract B Lot Split, dated 10 October 2023, prepared by Robert A. Watt, NMPS 11770.

with warranty covenants.

WITNESS his hand and seal on the date set forth below:

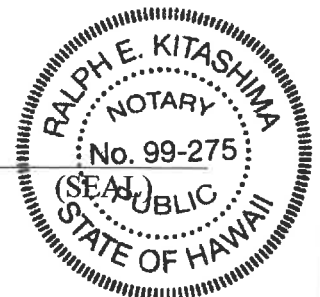

JEFFREY SHARDELL

STATE OF Hawaii)
) ss.
COUNTY OF Kauai)

This instrument was acknowledged before me on March 1, 2024, by JEFFREY SHARDELL, a single man.

My commission expires: May 26, 2027 ^{AK}
Notary certificate is attached.


Notary Public



Notary Certificate

Doc. Date Undated # of pages: Three (this page included)

Notary Name: Ralph E. Kitashima; Fifth Circuit

Doc. Description: Warranty Deed

Ralph E. Kitashima 3/1/2024
Notary Signature Date

