

99028400

WARRANTY DEED (JOINT TENANCY)

ANDREW TRICARICO and KRISTA TRICARICO, husband and wife, for consideration paid, grant to JAMES A. KELLY and CATHERINE G. KELLY, husband and wife, as joint tenants with right of survivorship, whose address is 469 Rochelle Drive, Nashville, Tennessee 37220, the following described real estate in Taos County, New Mexico:

Unit #401 of the Powderhorn Condominiums, as more fully shown on that plat of survey entitled, "Powderhorn Condominium", by Mitchell K. Noonan, dated June 28, 2005 and being filed for record in Cabinet E at page 82-A, and as more fully described in the Condominium Declaration for The Powderhorn, a Condominium, filed for record in Book M-527 at pages 796-814, records of Taos County, New Mexico.

SUBJECT TO:


1. Reservations as contained in the patent from the United States of America to the Antoine Leroux Grant, 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, and all rights incident thereto, if any, filed for record in Book M-25 at page 110, records of Taos County, New Mexico.
2. Covenants as contained in that Warranty Deed from O.E. Pattison and Luciester Pattison, his wife, to Werner Duettra and Patricia Duettra, his wife, filed for record in Book A-109 at pages 74-75, records of Taos County, New Mexico.
3. Right-of-Way Easement dated February 1, 1978, from Buell Pattison, et al., to Mountain States Telephone and Telegraph Company, and filed for record in Book M-65 at page 373, records of Taos County, New Mexico.
4. Right-of-Way Easement dated March 11, 1957, from O.E. Pattison to the United States of America, and filed for record in Book M-57 at page 429, records of Taos County, New Mexico.
5. Right-of-Way Easement notarized March 5, 1956, from O.E. Pattison to Kit Carson Electric Cooperative, Inc., and filed for record in Book M-32 at page 7, records of Taos County, New Mexico.

6. Agreement by and between Werner Jacob Duettra, a single man, and Realscape Limited Partnership, dated August 12, 1992 and filed for record in Book M-154 at pages 272-276, records of Taos County, New Mexico.
7. Extension of overhang, concrete and power transformer box over property boundaries, extension of building onto Ernie Blake Road, pedestrian easement and any easements or claims of easement for the electric meters, power transformer box, telephone junction box and gas tanks and any underground utility lines associated therewith; all as more fully shown on that plat of survey entitled, "Powderhorn Condominium", by Mitchel K. Noonan, NMPS #6998, of Southwest Mountain Survey, dated June 28, 2005, bearing project no. T1859 and being filed for record in Cabinet E at page 82-A, records of Taos County, New Mexico.
8. Rights or claims of leaseholders, if any.
9. Easement dated June 1981, from Buell Pattison, et al., to the United States of America, and filed for record in Book M-81 at pages 896-907, records of Taos County, New Mexico.
10. Grant of Utility Easement dated August 3, 1989, from The Pattison Trust and Luciester Pattison, a widow, to Twining Water and Sanitation District, and filed for record in Book M-131 at pages 421-424, records of Taos County, New Mexico.
11. Grant of Co-Use of Easement dated August 3, 1989, from The Pattison Trust and Luciester Pattison, a widow, to Twining Water and Sanitation District, and filed for record in Book M-131 at pages 425-428, records of Taos County, New Mexico.
12. Dedication and Easement as more fully shown on that plat of survey for O.E. Pattison, filed for record on October 21, 1963 in Cabinet B at page 34-B, records of Taos County, New Mexico.
13. Common wall rights.
14. Condominium Declaration for The Powderhorn, a Condominium, filed for record in Book M-527 at pages 796-814, records of Taos County, New Mexico.
15. Easement Agreement by and between Paul Helfrich and Maureen Helfrich, husband and wife, and the Powderhorn Condominium Association, dated November 30, 2005 and filed for record in Book M-527 at pages 791-795, records of Taos County, New Mexico.

16. Resolution by The Village of Taos Ski Valley filed for record in Book M-892 at pages 962-966, records of Taos County, New Mexico.
17. Amended and Restated Resolution #201-275 by The Village of Taos Ski Valley, filed for record in Book M-889 at pages 698-719, records of Taos County, New Mexico.
18. Village of Taos Ski Valley Tax Increment Development District Plan, filed for record in Book M-893 at pages 1-66, records of Taos County, New Mexico.
19. Amended and Restated Master Development Agreement by and between The Village of Taos Ski Valley, Taos Ski Valley, Inc., and The Taos Ski Valley Tax Increment Development District, dated July 24, 2017 and filed for record in Book M-946 at pages 301-370, records of Taos County, New Mexico.
20. Dedication, Bill of Sale, Assignment of Permit of Rights and Agreement, filed for record on May 31, 2017 in Book M-946 at pages 371-404, records of Taos County, New Mexico.
21. Plat of survey for Village of Taos Ski Valley, Taos County, New Mexico Tax Increment Development district, dated September 23, 2015 and being filed for record in Cabinet F at page 43-B, records of Taos County, New Mexico.

with warranty covenants.

Witness our hands and seals this 20th day of November, 2018.



ANDREW TRICARICO



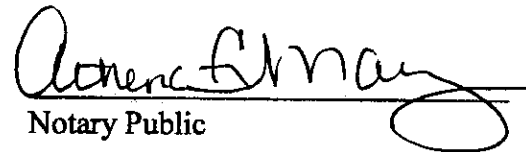
KRISTA TRICARICO

(End of Page: Acknowledgment Follows)

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on November 20, 2018 by ANDREW TRICARICO and KRISTA TRICARICO, husband and wife.


Notary Public

My Commission Expires:

