

WARRANTY DEED

SHERA MAHER, a single person, grants to ANDREW BIRDSSELL, a single person, whose address is 264 Davis Street, Neptune Beach, Florida 32266, the following described real estate in Taos County, New Mexico:

Tract "A"

A certain tract of land south of Ranchos de Taos, Taos County, New Mexico, within the Gijosa Land Grant; located in projected Section 6, Township 24 North, Range 12 East, NMPM; described as part of the West 1/2 of Lot 2, Block 16 of the Ranchos Orchard and Land Company Subdivision; also described as part of Tract 11, Map 61, and part of Tract 7, Map 66, all of Survey 2 of the 1941 Taos County Reassessment Survey, and more particularly described by metes and bounds as follows:

Beginning at a point used for the NW corner of this tract, and the true point of beginning, from when Triangulation Station "Godoi," a 1973 State Engineer Office brass cap monument found, bears N 64° 51' 33" E, 13,829.73 feet distant, and from whence a 5/8 inch rebar set as a witness corner, bears S 00° 24' 13" E, 42.76 feet distant, thence;

N 89° 37' 17" E, 417.76 feet to a point used for the NE corner of this tract, from whence a 5/8 inch rebar set as a witness corner, bears S 00° 14' 32" E, 49.11 feet distant, thence;

S 00° 14' 32" E, 418.55 feet to a 5/8 inch rebar set for the SE corner of this tract, thence;

S 89° 46' 26" W, 416.28 feet to a 5/8 inch rebar set for the SW corner of this tract, thence;

N 00° 24' 13" W, 417.44 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 4.00 acres, more or less, and accrues appurtenant utility easements 10 feet and 12 feet in width, and an appurtenant water tank easement 30 feet by 30 feet on the adjoining 10 acres Tract "B" and 6.00 acres Tract "C", which accrued easements are being granted and created pursuant to the terms of this deed, all shown on a survey plat entitled "Shera Maher", dated July 21, 2019, having Project #2058RDT-A, prepared by Lawrence Montoya, NMPS #12349, filed in Cabinet F, page, 101-A, records of Taos County, New Mexico. Together with one-third (1/3) interest in a shared domestic water well, subject however to the obligation to contribute (1/3) of well maintenance and repair expenses.

SUBJECT TO:

1. Reservations as contained in patent from United States of America to the Gijosa Land Grant, dated October 26, 1908, filed for record in Book A-28, pages 228-229, records of Taos County, New Mexico.
2. Part of an ingress, egress and utility easement sixty feet (60') in width along the northerly boundary, and Old State Road 570 (County Road C-110) within said easement; culvert; all as shown on a survey plat entitled "Shera Maher", dated July 24, 2019, having Project #2058RDT-A, prepared by Lawrence Montoya, NMPS #12349, filed in Cabinet F, page 101-A, records of Taos County, New Mexico.
3. The following restrictive covenant which shall run as an appurtenant benefit and burden with the land: **This 4.00 acre Tract "A" cannot be divided, subdivided or split, provided however, this restrictive covenant shall not prohibit lot line or boundary line adjustments with the adjoining 10.00 acres Tract "B" and/or 6.00 acre Tract "C".**
4. Property taxes for 2022 and subsequent years.

