

**WARRANTY DEED**

MARK SHEAVES and HANNAH NICOLE BALLARD, husband and wife, for consideration paid, grant to ANDREW BIRDSELL, a single person, whose address is 264 Davis Street, Neptune Beach, Florida 32266, the following described real estate in Taos County, New Mexico:

**Tract "B"**

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 ½ 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 ½ inch rebar found for the NE corner of this tract, and the true point of beginning, from whence Triangulation Station "Godoi," a 1973 State Engineer Office brass cap monument found, bears N 63° 43' 03" E, 13,259.64 feet distant, and from whence a ⅝ inch rebar set as a witness corner, bears S 00° 14' 32" E, 71.13 feet distant, thence;

S 00° 14' 32" E, 969.73 feet to a ⅝ inch rebar set for the SE corner of this tract, thence;

S 89° 46' 26" W, 627.98 feet to a ⅝ inch rebar set for the SW corner of this tract, thence;

N 00° 24' 13" W, 550.62 feet to a ⅝ inch rebar set, thence;

N 89° 46' 26" E, 416.28 feet to a ⅝ inch rebar set, thence;

N 01° 14' 32" W, 418.55 feet to a point used for the NW corner of this tract, from whence a ⅝ inch rebar set as a witness corner, bears S 00° 14' 32" E, 49.11 feet distant, thence;

N 89° 37' 17" E, 213.26 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 10.00 acres, more or less, and accrues an appurtenant utility easement 12 feet in width, and an appurtenant water tank easement 30 feet by 30 feet on the adjoining 6.00 acre Tract "C", which accrued easements were created pursuant to the terms of that Warranty Deed filed in Book M-1023, pages 604-606, and as shown on a survey plat entitled "Shera Maher", dated July 24, 2019, having

Project #2058RDT-A, prepared by Lawrence S. Montoya, NMPS #12349, filed in Cabinet F, page 101-A, records of Taos County, New Mexico. Together with with all Grantors' rights in a shared domestic water well having Office of the State Engineer File No. RG-93967.

**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. Ingress, egress and utility easement sixty feet (60') in width and Old State Road 570 (County Road C-110) within said easement; culvert; rights incident to use and maintenance of the irrigation ditch/acequia; any easements or claims of easement for the use of track roads through the property; all as shown on a survey plat entitled "Ranchos Orchard, LLC to Sharon Emmite", dated April 15, 2013, having Project #2058RDT, prepared by Lawrence S. Montoya, NMPS #12349, filed in Cabinet F, page 13-A, records of Taos County, New Mexico.
3. Ten foot (10') wide utility easement; twelve foot (12') wide centerline utility easement; that part of Old State Road 570 (County Road C-110) that crosses the subject property (sixty foot (60') ingress, egress and utility easement based on limit of use); driveway traversing subject property; any easements or claims of easement for the use of track roads that cross the subject property; rights incident to use and maintenance of irrigation ditch/acequia; any easements or claims of easement for existing utilities, specifically including but not limited to, satellite dish, septic tank, well casing, solar panel on property boundary, and any underground utility lines associated therewith or located on the property; all as shown on a survey plat entitled "Shera Maher", dated July 24, 2019, having Project #2058RDT-A, prepared by Lawrence S. Montoya, NMPS #12349, filed in Cabinet F, page 101-A, records of Taos County, New Mexico.
4. Rights incident to use and maintenance of the irrigation ditch/acequia and culvert, if any.
5. Superseding Well Sharing Agreement filed for record in Book M-1077, pages 888-891, records of Taos County, New Mexico.
6. Restrictive covenant prohibiting further division, subdivision or splitting of the property, but allowing lot line adjustments with the adjoining 4.00 acre Tract A and/or 6.00 acre Tract C, as contained in Warranty Deed filed in Book M-1023, pages 604-606, records of Taos County, New Mexico.

7. Sixty foot (60') wide ingress, egress and utility easement and Old State Road 570 (County Road C-110) within said easement; ten foot (10') wide utility easement; twelve foot (12') wide centerline utility easement; driveway traversing subject property; any easements or claims of easement for existing utilities, specifically including but not limited to, solar panels, yard hydrant, water meter (on property boundary), septic tank, satellite dish, well casing, and any underground utility lines associated therewith or located on the property; all as shown on an Improvement Location Report entitled "Shera Maher", dated February 5, 2021, having Project #2058RDT-A-ILR-B.DWG, prepared by Lawrence S. Montoya, NMPS #12349.

8. Utility easements ten feet (10') and twelve feet (12') in width, water tank easement and shared domestic water well, as contained in Warranty Deed dated June 3, 2022, filed in Book M-1132, pages 860-861, records of Taos County, New Mexico.

9. Sixty foot (60') wide ingress, egress and utility easement and Old State Road 570 (County Road C-110) within said easement; ten foot (10') wide utility easement; twelve foot (12') wide centerline utility easement; driveway traversing subject property; any easements or claims of easement for existing utilities, specifically including but not limited to, solar panels, yard hydrant, water meter (on property boundary), septic tank, satellite dish, well casing, and any underground utility lines associated therewith or located on the property; all as shown on an Improvement Location Report entitled "Mark Sheaves and Hannah Ballard", dated August 25, 2022, having Project #2058RDT-A-ILR-B-2-DWG, prepared by Lawrence S. Montoya, NMPS #12349.

10. Property taxes for the year 2022 and thereafter.

with warranty covenants.

WITNESS our hands and seals this 27 day of August, 2022.

x   
MARK SHEAVES

x   
HANNAH NICOLE BALLARD

**ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY**

STATE OF KANSAS )  
COUNTY OF Douglas ) ss.

This instrument was acknowledged before me on August 27, 2022 by MARK SHEAVES and HANNAH NICOLE BALLARD, husband and wife.

[Signature]  
Notary Public

My Commission Expires:

02/05/2025

JOHN HAMER  
Notary Public-State of Kansas  
My Appt. Expires 02/05/2025

TAOS COUNTY CLERK  
RECORDER  
SEAL  
TAOS