

## EASEMENT AGREEMENT

The SPANISH BAPTIST CHURCH OF TAOS NEW MEXICO, referred to hereinafter as "Grantor", for valuable consideration, receipt of which is hereby acknowledged, grants to MARY H. MANGAT, a single person, referred to hereinafter as "Grantee", whose address is 209 Ribak, Taos, NM 87571, an easement for utilities as follows:

### 1. Description and Location of Easement.

A. Grantor is the owner in fee simple of a tract of land described in the Quitclaim Deed filed for record in the records of Taos County, New Mexico at Book M-292 pages 941-942. A copy of the Quitclaim deed is attached hereto and incorporated herein by reference as Exhibit "A".

B. Grantee is the owner in fee simple of a tract of land described as Tract A, identified in the survey plat identified as the plat of survey for "Ribak Estate" by AGS Land Surveying, bearing job number 716 and dated 7/17/01. A copy of the survey plat is attached hereto as Exhibit B. Grantee's property is also described by legal description in the warranty deed dated February 4, 2005 and filed for record in the records of Taos County, New Mexico at Book 477, pages 751-752. The Warranty Deed is attached hereto as Exhibit C.

C. Grantee's property is located directly to the south and contiguous to Grantor's property.

D. The purpose of this Easement Agreement is to allow an easement for utility placement and maintenance across Grantor's property for the benefit of Grantee's property.

### 2. Grant of Easement

Grantor hereby grants an easement to grantee for placement and maintenance of underground utilities across grantor's above described property. The location of the easement is shown on the survey plat attached hereto as Exhibit "B" in dark, bold lines at the north-east corner of grantor's lot. The easement is approximately 37 feet from the north-east corner and from center line grant five feet on either side.

### 3. Miscellaneous Provisions.

This agreement shall be governed by the laws of the state of New Mexico. In any action or proceeding arising out of the subject of this agreement, venue shall be at Taos, New Mexico. No amendment to this agreement shall be effective unless in writing and signed by the parties. In any action or proceeding arising out of this Grant

