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TAOS COUNTY
ANNA MARTINEZ, CLERK
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BY DJANAD

WARRANTY DEED (JOINT TENANTS)

MARY H. MANGAT, a single woman, for consideration paid, grants to WILLIAM W. WYNN and LAURA L. WYNN, husband and wife, as joint tenants with right of survivorship, whose address is 142 Loma Blanca Lane, Cresson, Texas 76035, the following described real estate in Taos County, New Mexico:

A certain tract of land designated as Tract A, also being portions of Private Claim 291 & 169 Parcel 1, and Private Claim 372 Parcel 2, within Section 17, Township 25 North, Range 13 East, N.M.P.M., within the Taos Pueblo Grant, Taos, Taos County, New Mexico and being more particularly described by metes and bounds as follows:

BEGINNING at a point located along the Northerly right-of-way of State Road #240, being witnessed by a #4 rebar that bears S 55° 03' 58" E, 1.77 feet, from whence a 1915 USGLO brass cap monument bears S 19° 33' 45" E, 410.28 feet;

Thence, from said point of beginning, leaving said right-of-way, N 55° 03' 58" W, 61.55 feet to capped rebar #11183;
Thence, N 76° 48' 58" E, 69.99 feet to capped rebar #11183;
Thence, N 49° 29' 21" E, 30.17 feet to capped rebar #11183;
Thence, N 56° 28' 17" W, 59.90 feet to capped rebar #11183;
Thence, N 39° 41' 48" E, 33.45 feet to a #4 rebar;
Thence, N 60° 01' 48" E, 3.81 feet to a #4 rebar;
Thence, N 41° 16' 09" E, 51.24 feet to capped rebar #5213;
Thence, S 55° 12' 43" E, 197.32 feet to capped rebar #11183 located along said Northerly right-of-way of State Road #240;
Thence, along said right-of-way, S 74° 46' 39" W, 218.89 feet to the POINT AND PLACE OF BEGINNING.

Containing 0.447 acres or 19,483 square feet, more or less, as more fully shown on a plat of survey for "Ribak Estate", by AGS Land Surveying, NMLS No. 11183, dated July 17, 2001 and having Job No. 716.

NOTE: Shown in the Taos County Assessor's Office as Tract 130 & Tract 128, Map 18, Survey 2 and portions of Tracts 131, 111 & 112, Map 21, Survey 2 of the 1941 Taos County Reassessment Survey.

SUBJECT TO:

1. Any easements or claims of easement for existing utilities, specifically including but not limited to, overhead utility lines, utility pole, guy wire, electric meter, sewer clean-out, gas meter, water meter, and any buried utility lines associated therewith; eighteen foot (18') ingress and egress easement; encroachment of gravel driveway outside eighteen foot (18') easement; encroachment of church parking onto the property; encroachment of fence onto Tula Lane; all as shown on a plat of survey for "Ribak Estate", by AGS Land Surveying, NMLS No. 11183, dated July 17, 2001 and having Job No. 716; and as further shown on an Improvement Location Report entitled "Mandelman-Ribak Foundation to Mangat", dated December 14, 2004, having Taos Surveying Job #204-280, by Craig T. Gillio, NMLS #14833.

2. Grant of Easement from The Mandelman-Ribak Foundation to Mary Ann Romo, filed for record in Book M-477, pages 743-746, records of Taos County, New Mexico.

3. Any easements or claims of easement for existing utilities, specifically including but not limited to, overhead power lines, power poles, guy wire, electric transformer, electric meters, sewer clean-out, water meter and gas meter (outside property boundary), and any buried utility lines associated therewith; eighteen foot (18') ingress and egress easement and encroachment of driveway outside easement; deviation of walls from surveyed property lines; all as shown on an Improvement Location Report entitled "Mangat to Wynn", dated August 22, 2017, having Taos Surveying Project #217-139, prepared by Craig T. Gillio, NMLS #14833.

with warranty covenants.

WITNESS my hand and seal this 18th day of September, 2017.

*Mary H. Mangat, by
Scott H. Sanger by Power of
Attorney dated September 18,*
MARY H. MANGAT

2017

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF NEW MEXICO)
) ss.
COUNTY OF TAOS)

This instrument was acknowledged before me on September 18, 2017 by
MARY H. MANGAT, a single woman.



My Commission Expires:
11-14-2018

Kathleen D. Dice
Notary Public

