

# 11-8-95  
10:14

956526

**WARRANTY DEED**

PATRICIA A. BYRD, f/k/a PATRICIA A. STUTZ, joined pro forma by her husband BRUCE BYRD, for consideration paid, grant unto JUDIE PAPONETTI HARRIGAN, a single person whose address is 4438 NDCBU, Taos, New Mexico 87571, a certain tract of land near Llano Quemado, Taos County, New Mexico; within the Gijosa Grant; located within projected Section 26, Township 25 North, Range 12 East, NMPM; described as part of Tract 46, Map 41, Survey 2 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

**BEGINNING** at the SW corner of this tract, a 1/2 in. rebar set with an aluminum cap stamped '808', from whence triangulation station "Cadillac", a 1973 State Engineer Office brass cap monument found, bears; S 21° 43' 41" E, 2924.1 ft. distant,  
**THENCE;** N 38° 49' 39" W, 231.10 ft. to the NW corner, a point from whence a 1/2 in. rebar found as a witness corner, bears; S 38° 49' 39" E, 18.99 ft. distant,  
**THENCE;** an arc distance of 12.82 ft. along a 452.18 ft. radius curve to the left, through an 01' 37' 29" central angle, the chord of which bears;  
N 88° 11' 27" E, 12.82 ft. to a point,  
**THENCE;** N 87° 22' 43" E, 149.19 ft. to a point,  
**THENCE;** an arc distance of 106.95 ft. along a 253.32 ft. radius curve to the right, through a 24° 11' 24" central angle, the chord of which bears; S 80° 31' 35" E, 106.16 ft. to the NE corner, a point from whence a 1/2 in. rebar set with an aluminum cap stamped '812', bears S 21° 34' 07" W, 15.00 ft. distant,  
**THENCE** along said limit of use;  
S 42° 13' 02" E, 148.01 ft. to the SE corner, a point from whence a 1/2 in. rebar set as a witness corner, bears; S 74° 46' 36" W, 3.00 ft. distant,  
**THENCE** leaving said limit of use;  
S 74° 46' 36" W, 229.16 ft. to the point and place of beginning.

This tract contains 40,541 sq. ft. or 0.931 acre, more or less; all as shown on a survey plat entitled "Stutz to Harrigan", RGSS Survey No. L3647-1-2 by James D. Crawl, NMLS No. 5213, dated 07/12/1991 and amended 06/09/1995.

Said tract is conveyed together with all rights appurtenant thereto and is subject to the following:

- 1) Reservations as contained in the Patent from the United States of America to the Gijosa Grant, including but not limited to water rights, claims of title to water, any easements for ditches appurtenant thereto, and all interest in oil, gas and other minerals, if any, recorded in Book 28, Pages 228-229, Records of Taos County, New Mexico;
- 2) Limit of use of existing gravel county road along the Northern boundary and limit of use of La Cuchilla Road through said premises as shown on survey plat entitled "Patricia Stutz", by James D. Crawl, NMLS #5213 dated January 12, 1991 and having Job #L3647-1-2 and filed for record in Cabinet C, Page 123A, Records of Taos County, New Mexico;
- 3) Power transformer box and buried cable warning signals shown on survey plat by James D. Crawl NMLS #5213 dated January 12, 1991 and last amended to June 9, 1995 and having Job #L3647-1-2.

with warranty covenants.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 7 day of November, 1995.

Patricia A. Byrd FKA Patricia A. Stutz  
PATRICIA A. BYRD, f/k/a PATRICIA A. STUTZ

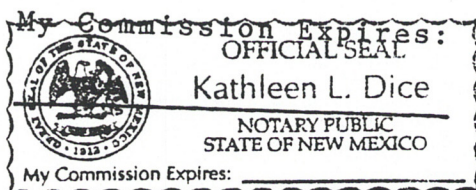
Bruce Byrd  
BRUCE BYRD

STATE OF New Mexico  
COUNTY OF TAOS

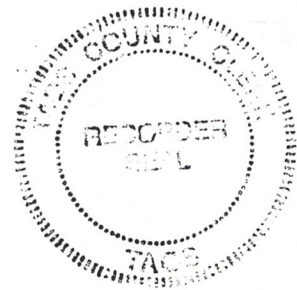
)  
) ss.  
)

This instrument was acknowledged before me on this 7 day of November, 1995, by PATRICIA A. BYRD, f/k/a PATRICIA A. STUTZ and her husband BRUCE BYRD.

Kathleen L. Dice  
NOTARY PUBLIC







COUNTY OF TAOS )  
STATE OF NEW MEXICO )

I hereby certify that this instrument was filed  
for record on the 8<sup>th</sup> day of NOV. A.D.  
19 95, at 10:14 o'clock A. M.  
and was duly recorded in book A-228  
page WAZ-496 of the records of Taos County.

Witness my Hand and Seal of Office

Carmen M. Medina

County Clerk, Taos County, N.M.

Robert Salinas  
Deputy