

**WARRANTY DEED (JOINT TENANTS)**TAOS COUNTY  
VALERIE RAE MONTOYA, CLERK  
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BY BLANCAL

BRUCE K. GEIST, as sole surviving Trustee of the GEIST FAMILY TRUST UTA dated January 11, 2019, for consideration paid, grants to COREY TATE RUPPERT and DeNEILL WRAE RUPPERT, husband and wife, as joint tenants with right of survivorship, whose address is 1719 Oak Drive, Topanga, California 90290, the following described real estate in Taos County, New Mexico:

**Tract "B"**

A certain tract of land in Ranchos de Taos, Taos County, New Mexico; within the Cristoval de la Serna Grant; located within projected Section 36, Township 25 North, Range 12 East, and projected Section 31, Township 25 North, Range 13 East, NMPM; described as part of Tract 381, Map 10, Survey 1, of the 1941 Taos County Reassessment Survey and more particularly described by metes and bounds as follows;

BEGINNING at a ½ inch rebar found on the easterly side of "Camino Alto," from whence triangulation station "Hartt," a 1973 State Engineer's Office brass cap monument found bears N 61° 11' 08" W, 5770.48 feet distant, thence along the easterly side of said road;

N 01° 23' 46" W, 16.58 feet to a 5/8 inch rebar found, thence;  
N 00° 45' 36" W, 28.55 feet to a ½ inch rebar set, thence;  
N 26° 43' 06" W, 10.45 feet to the NW corner of this tract, a ½ inch rebar found, thence leaving said road;  
N 37° 41' 20" E, 154.30 feet to a ½ inch rebar set, thence;  
N 37° 45' 20" E, 124.40 feet to a ½ inch rebar set, thence;  
N 38° 57' 20" E, 29.80 feet to a point from whence a ½ inch rebar set as a witness corner bears S 38° 57' 20" W, 1.00 foot distant, thence;  
N 37° 12' 20" E, 298.59 feet to the NE corner, a point on the westerly right-of-way of State Road 518, from whence a ½ inch rebar set as a witness corner bears S 37° 12' 20" W, 1.00 foot distant, thence along said right-of-way;  
S 11° 40' 21" E, 382.44 feet to the SE corner, a point from whence a ½ inch rebar found as a witness corner bears S 36° 48' 44" W, 4.83 feet distant, thence leaving said right-of-way;  
S 36° 38' 44" W, 111.42 feet to a point from whence a ½ inch rebar set as a witness corner bears S 31° 37' 44" W, 1.00 foot distant, thence;

S 31° 37' 44" W, 62.40 feet to a point from whence a ½ inch rebar found as a witness corner bears S 41° 52' 20" W, 4.00 feet distant, thence;  
S 41° 52' 20" W, 45.12 feet to a ½ inch rebar set, thence;  
S 40° 33' 20" W, 103.30 feet to a ½ inch rebar set, thence;  
S 40° 51' 20" W, 28.10 feet to a point, from whence a ½ inch rebar set as a witness corner bears N 40° 51' 20" E, 3.00 feet distant, thence;  
S 50° 07' 20" W, 16.60 feet to a ½ inch rebar set, thence;  
S 43° 37' 51" W, 44.45 feet to a ½ inch rebar set, thence;  
S 43° 38' 13" W, 10.47 feet to a ½ inch rebar found, thence;  
S 44° 52' 51" W, 124.14 feet to the SW corner, a point from whence a ¾ inch rebar found and used as a witness corner bears S 44° 42' 25" W, 35.14 feet distant, thence;  
N 23° 20' 06" W, 221.22 feet to a ½ inch rebar set, thence;  
N 00° 47' 16" W, 49.54 feet to the POINT AND PLACE OF BEGINNING.

This tract contains 3.907 acres, more or less, all as shown on a Boundary Survey Plat entitled "Geist Family Trust", dated March 12, 2021, having Rio Grande Surveying Service Job #L1942-BC, prepared by Scott B. Crowl, NMLS #12441, filed in Cabinet F, page 128 A, records of Taos County, New Mexico. Together with: (1) all Grantor's rights in a domestic water well having Office of the State Engineer File No. RG-79912; and (2) any appurtenant surface irrigation water rights.

AND

#### Tract "C"

A certain tract of land in Ranchos de Taos, Taos County, New Mexico; within the Cristoval de la Serna Grant; located within projected Section 36, Township 25 North, Range 12 East, NMPM; described as part of Tract 381, Map 10, Survey 1, of the 1941 Taos County Reassessment Survey and more particularly described by metes and bounds as follows;

BEGINNING at the NE corner of this tract, a ½ inch rebar found on the easterly side of "Camino Alto," from whence triangulation station "Hart," a 1973 State Engineer's Office brass cap monument found bears N 61° 11' 08" W, 5770.48 feet distant, thence along the easterly side of said road;

S 00° 47' 16" E, 49.54 feet to a ½ inch rebar set, thence leaving said road;  
S 23° 20' 06" E, 221.22 feet to the SE corner, a point from whence a ¾ inch

rebar found and used as a witness corner bears S 44° 42' 25" W, 35.14 feet distant, thence;  
S 44° 42' 25" W, 146.44 feet to the SW corner, a 5/8 inch rebar found, thence;  
N 17° 54' 11" W, 247.69 feet to the NW corner, a 1/2 inch rebar set, thence;  
N 36° 53' 37" E, 151.34 feet to the POINT AND PLACE OF BEGINNING.

This tract contains 0.708 acres, more or less, all as shown on a Boundary Survey Plat entitled "Geist Family Trust", dated March 12, 2021, having Rio Grande Surveying Service Job #L1942-BC, prepared by Scott B. Crowl, NMLS #12441, filed in Cabinet F, page 128-A, records of Taos County, New Mexico. Together with any appurtenant surface irrigation water rights.

**SUBJECT TO:**

1. Reservations as contained in patent from the United States of America to the Cristoval de la Serna Grant, dated January 19, 1903, as recorded in Book A-16, pages 324-344, records of Taos County, New Mexico.
2. Perpetual Exclusive Easement of Right-of-Way in favor of El Valle De Los Ranchos Water & Sanitation District, dated October 25, 2016, by and between Jerry O. Geist and Sharon L. Geist and El Valle de los Ranchos Water & Sanitation District, filed for record in Book 928, pages 989-991, records of Taos County, New Mexico.
3. Any easements or claims of easement for existing utilities, specifically including but not limited to, overhead utility lines, utility poles, guy wire, electric meter, natural gas meters, telephone drop box, water hydrants, well, septic clean-outs, manhole covers, and any underground utility lines associated therewith, all as shown on a Boundary Survey Plat entitled "Geist Family Trust", dated March 12, 2021, having Rio Grande Surveying Service Job #L1942-BC, prepared by Scott B. Crowl, NMLS #12441, filed in Cabinet F, page 128-A, records of Taos County, New Mexico.
4. Encroachment of roof overhangs by 0.4 foot, 0.7 foot and 1.7 feet on the eastern boundary and deviation of fence line on the eastern surveyed boundary, all as shown on a Boundary Survey Plat entitled "Geist Family Trust", dated March 12, 2021, having Rio Grande Surveying Service Job #L1942-BC, prepared by Scott B. Crowl, NMLS #12441, filed in Cabinet F, page 128-A, records of Taos County, New Mexico.

5. Encroachment of landscaped area, concrete steps and gravel driveway from adjoining property; Camino Alto (private gravel road) through the property; right of way easement for El Valle de Los Ranchos Water and Sanitation District; any easements or claims of easement for existing utilities, specifically including but not limited to, manhole covers, septic clean-outs, telephone drop box, natural gas meter, and any underground utility lines associated therewith; all within Tract C, as shown on a Boundary Survey Plat entitled "Geist Family Trust", dated March 12, 2021, having Rio Grande Surveying Service Job #L1942-BC, prepared by Scott B. Crowl, NMLS #12441, filed in Cabinet F, page 128-A, records of Taos County, New Mexico.

6. Rights incident to use and maintenance of irrigation ditch/acequia and culverts.

with warranty covenants.

WITNESS my hand and seal this 8<sup>th</sup> day of April, 2021.

TAOS COUNTY CLERK  
RECORDER  
SEAL



BRUCE K. GEIST, as sole surviving Trustee of the  
GEIST FAMILY TRUST UTA dated January 11, 2019

**TAOS  
ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY**

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF MACOMB )

This instrument was acknowledged before me on April 8<sup>th</sup>, 2021 by  
BRUCE K. GEIST, as sole surviving Trustee of the GEIST FAMILY TRUST UTA dated  
January 11, 2019.

My Commission Expires:

10/23/2024

Notary Public

