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FIRST NEW MEXICO TITLE

FILED 99028083 / 99027415

WARRANTY DEED

TAOS COUNTY
ANNA MARTINEZ, CLERK
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Book 990 Page 949
1 of 4
09/14/2018 02:44:32 PM
BY BLANCAL

LAFE HARROWER AND JESSICA MARIA HARROWER LIVING TRUST, for consideration paid, grants to ERIC YOUNG, a single person, whose address is 108 Creekside Court, Buena Vista, Colorado 81211, the following described real estate in Taos County, New Mexico:

Tract B-3

A tract of land within the Antonio Martinez Grant in Las Colonias, Taos County, New Mexico, shown on the Taos County Property ID Maps in projected Section 31, Township 26 North, Range 13 East, NMPM; also described as part of Tracts 22 & 23, Map 12, Survey 2 of the 1941 Taos County Reassessment Survey, and more particularly described as follows:

BEGINNING at the Southerly corner of this tract, a ½ inch rebar set with a cap stamped NMPS 11770, from whence "Nova," a 1973 State Engineer's Office brass cap monument found, bears S 09° 20' 48" W, 2837.68 feet distant, thence;

N 40° 32' 09" W, 116.33 feet to a ½ inch rebar found, thence;

N 40° 30' 29" W, 61.52 feet to the Westerly corner of this tract, a ½ inch rebar set, thence;

N 49° 04' 23" E, 245.05 feet to the Northerly corner of this tract, a ½ inch rebar set, thence;

S 40° 26' 21" E, 177.85 feet to the Easterly corner of this tract, a ½ inch rebar set, thence;

S 49° 04' 23" W, 244.78 feet to THE POINT OF BEGINNING.

This tract contains 1.000 acres, more or less, and accrues an ingress, egress and utility easement to Blueberry Hill Road, as shown on Red Tail Surveying, Inc., plat no. 1103.08, entitled "Jeff Jurrist," dated July 3, 2008, prepared by Robert A. Watt, NMPS #11770, filed in Cabinet E, page 161-A, records of Taos County, New Mexico. **This tract also accrues an ingress and egress easement for an existing gravel driveway, fifteen feet (15') in width by sixty-five feet (65') in length along the northwesterly boundary of Grantors' adjoining Tract B-4, which ingress and egress easement is being granted and created pursuant to the terms of this deed.**

SUBJECT TO:

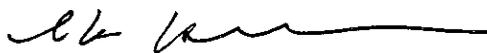
1. Reservations as contained in the Patent from the United States of America to the Antonio Martinez or Lucero de Godoi Grant, dated May 8, 1896, filed for record in Book A-16, pages 68-97, records of Taos County, New Mexico.
2. Declaration of Restrictive Covenants dated January 11, 2005 by Virginia L. Starquist, single, filed January 11, 2005 in Book M-474, pages 662-666, records of Taos County, New Mexico.
3. Adjoining Owners Agreement dated March 22, 2006 between Ronald Gersten and Virginia L. Starquist, filed March 22, 2006 in Book M-539, page 673, records of Taos County, New Mexico.
4. Right of Way Easement dated April 6, 2006, by Ronald Gersten to Kit Carson Electric Coop., filed for record on October 4, 2006, recorded in Book M-571, pages 366-367, records of Taos County, New Mexico.
5. Road Construction and Maintenance Agreement by and between New York Boys, LLC, a New Mexico Limited Liability Company and James P. Laycock, a single man, filed for record on January 22, 2007, recorded in Book M-587, pages 100-105, records of Taos County, New Mexico.
6. Forty foot (40') ingress, egress and utility easement and fifteen foot (15') utility easement, as shown on Survey Plat entitled "Ronald Gersten and Jeffrey Jurrist", dated December 20, 2007, prepared by Robert A. Watt, NMPS #11770, Job #1103.06, recorded in Cabinet E, page 149-A, and as contained in Special Warranty Deed filed in Book M-649, pages 12-14, records of Taos County, New Mexico.
7. Deed of Easement dated December 30, 2005 by New York Boys, LLC and recorded in Book M-530, pages 73-83, records of Taos County, New Mexico.
8. Shared Well Agreement by and between David A. Jurrist, et al, recorded in Book M-681, pages 570-576, records of Taos County, New Mexico.
9. Twenty foot (20.0') ingress, egress and utility easement along the northeastern boundary, as shown on a Family Transfer Land Division Survey having Red Tail Surveying, Inc., plat no. 1103.08, entitled "Jeff Jurrist," dated July 3, 2008, prepared by Robert A. Watt, NMPS #11770, filed in Cabinet E, page 161-A, records of Taos County, New Mexico.

10. Twenty feet (20') of a forty foot (40') wide ingress, egress and utility easement; twenty foot (20') wide ingress, egress and utility easement; Piedra Vista (gravel road) through the property; any easements or claims of easement for existing utilities, specifically including but not limited to, gas meters, yard hydrants, sewer (septic) cleanouts, septic covers, stand pipes, and any buried utility lines associated therewith; all as shown on an Improvement Location Report entitled "28 Piedra Vista", dated September 10, 2018, having Eagle Peak Land Surveying, Inc. Job #2250.01, prepared by Mark W. Shadburn, NMPS #17532.

with warranty covenants.

WITNESS our hands and seals this 14th day of September, 2018.

LAFE HARROWER AND JESSICA MARIA HARROWER LIVING TRUST

By: 
LAFE HARROWER, Trustee

By: 
JESSICA MARIA HARROWER, Trustee

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