

WARRANTY DEED (JOINT TENANTS)

DANIEL BERTRAND and LINDSAY BERTRAND, husband and wife, for consideration paid, grant to JEFFREY WILLIAM ZARUBA and ERIN CAITLIN ZARUBA, husband and wife, as joint tenants with right of survivorship, whose address is 818 W. Orangewood Avenue, Phoenix, Arizona 85021, the following described real estate in Taos County, New Mexico:

A certain tract of land near El Prado, Taos County, New Mexico, within the Antonio Martinez Grant; located within projected Section 6, Township 25 North, Range 13 East, New Mexico Principal Meridian; described as being part of Tract 13, Map 16, Survey 2 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a USGLO brass cap monument found for Corner 1, Complaint 45, Private Claim 154, Parcel 3 of the Taos Pueblo Grant on the east boundary of this tract, thence;

S 00° 08' E, 8.9 feet to a ½ inch rebar found, thence;
N 87° 06' W, 265.8 feet to the SW corner, from whence a ½ inch rebar set as a witness corner, bears S 87° 06' E, 17.0 feet distant, thence;
N 26° 28' E, 158.0 feet to a ½ inch rebar found, thence;
N 89° 40' E, 194.7 feet to a ½ inch rebar found, thence;
S 00° 08' E, 147.2 feet to the POINT AND PLACE OF BEGINNING.

This tract contains 0.791 of an acre, more or less.

SUBJECT TO:

1. Reservations as contained in the patent from the United States of America to the Antonio Martinez Grant, dated May 8, 1896, and filed for record in Book A-16 at pages 68-97, records of Taos County, New Mexico.
2. Restrictive Covenants and Easements as contained in Warranty Deed from Los Taosenos to Larry W. Siefkes, et ux., and filed for record in Book A-139 at page 507, records of Taos County, New Mexico.
3. Grant of Easement from John L. Hackless, et al., to John L. Hackless, et al., and filed for record in Book M-99 at pages 668-671, records of Taos County, New Mexico.
4. Agreement regarding use of property, and filed for record in Book M-134 at pages 442-445, records of Taos County, New Mexico.

5. Easements for ingress, egress and utilities, well house, overhead power lines, electric pedestal, electric switch box, electric meters, fence line deviation from property boundaries, overhead and buried electric lines, meters, pedestal and gas meter; all as reflected on that plat of survey entitled, "Vera F. Porth Testamentary Trust", dated October 6, 2000, prepared by Jeffrey B. Stadler, and recorded in Cabinet D at page 133-A, records of Taos County, New Mexico.

6. Deviation of fence lines from property boundaries; ten foot (10') utility easements; part of a fifteen foot (15') easement for ingress, egress and utilities; that portion of Llama Road located on subject property; any easements or claims of easement for existing utilities, specifically including but not limited to, natural gas meter, electric meters, hatch covers, electric junction box, pumphouse, and any underground utility line associated therewith; all as shown on that Improvement Location Report entitled, "Harris to Chieppo", dated October 9, 2014, having Red Tail Surveying, Inc. Job #1864.ILR, prepared by Robert A. Watt, NMPS #11770.

7. Building setbacks; deviation of fence lines from property boundaries; ten foot (10') utility easements; part of a fifteen foot (15') easement for ingress, egress and utilities; that portion of Llama Road located on subject property along the westerly boundary; any easements or claims of easement for existing utilities, specifically including but not limited to, natural gas meters, electric meters, septic system access hatches, electric junction box, pumphouse (well), and any underground utility lines associated therewith or located on the property; and any other matters shown on that Improvement Location Report entitled, "Chieppo and Bertrand", dated June 20, 2021, having Red Tail Surveying, Inc. Job #1864-01-ILR, prepared by Robert A. Watt, NMPS #11770.

8. Property taxes for 2023 and future years.

with warranty covenants.

WITNESS our hands and seals this _____ day of March, 2023.

DANIEL BERTRAND

LINDSAY BERTRAND

END OF PAGE-ACKNOWLEDGMENTS ON FOLLOWING PAGE

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF COLORADO)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on March _____, 2023 by
DANIEL BERTRAND and LINDSAY BERTRAND, husband and wife.

My Commission Expires:

Notary Public
