

TERRAS DE TAOS
THE COMPANY, INC.
05-3898

WARRANTY DEED (JOINT TENANTS)

TAOS COUNTY
ELAINE S. MONTANO, CLERK
000303789
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04/11/2005 10:15:59 AM
BY DIANAD

MARY MURPHEY, a single person, grants to CRAIG SCHILLING and DONNA SCHILLING, husband and wife, as joint tenants with right of survivorship, whose address is 245-St.Rte. 240, PO Box 1479

Rancho de Taos NM, the following described real estate in Taos County, New Mexico:

Parcel A-2-R

A certain tract of land situated in a part of projected Section 23, Township 25 North, Range 12 East, New Mexico Principal Meridian, Lower Ranchitos, County of Taos, State of New Mexico, within the Gijosa Grant, described as part of Tract 23, Map 37, Survey 2 of the 1941 Taos County Reassessment Survey, Taos County, New Mexico, being more particularly described as follows:

BEGINNING at a point of the west line of this tract, a standard New Mexico State Highway Commission alloy cap right-of-way marker in concrete stamped "PT 127+55.49" on the easterly right-of-way line of State Highway Number 240;

Thence along the said easterly right-of-way line, North 12° 11' 05" East, a distance of 217.82 feet to a 1/2 inch rebar and plastic cap NMLS #14833, set;
Thence departing said easterly right-of-way line, North 76° 22' 50" East, a distance of 49.03 feet to a 1/2 inch rebar and plastic cap NMLS #14833, set;
Thence North 66° 13' 48" East, a distance of 241.19 feet to a 1/2 inch rebar and plastic cap, NMLS #14833, set;
Thence South 41° 14' 37" East, a distance of 143.28 feet to a 1/2 inch rebar and plastic cap, NMLS #14833, set;
Thence South 62° 45' 40" West, a distance of 24.77 feet to a 1/2 inch rebar and plastic cap NMLS #11770, found;
Thence South 60° 05' 20" West, a distance of 98.95 feet to a 1/2 inch rebar and plastic cap NMLS #11770, found;
Thence South 56° 36' 06" West, a distance of 138.86 feet to a 1/2 inch rebar and plastic cap NMLS #11770, found;
Thence South 56° 16' 32" West, a distance of 136.44 feet to a 1/2 inch rebar and plastic cap NMLS #11770, found;
Thence South 53° 52' 44" West, a distance of 47.93 feet to a 1/2 inch rebar and plastic cap NMLS #11770, found;
Thence South 55° 28' 35" West, a distance of 49.16 feet to a point on a curve of the easterly right-of-way of said Highway Number 240;
Thence 55.62 feet along the arc of said curve to the right, having a radius of 369.26 feet, a central angle of 08° 37' 47", and whose chord bears North 07° 52' 11" East, a distance of 55.56 feet, to the POINT OF BEGINNING.

This tract contains 1.500 acres, more or less, as shown on a survey plat entitled "Mary Murphy Lot Line Adjustment", date of field survey March 15, 2005, date of certification March 25, 2005, having Taos Surveying Project #205-011, by Craig T. Gillio, NMLS #14833. Together with appurtenant water rights in a domestic water well. There are no surface irrigation water rights conveyed or transferred with this property. This tract does not accrue an ingress and egress easement over the driveway on the adjoining Parcel A-1-R.

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SUBJECT TO:

1. Reservations as contained in patent from the United States of America to the Gijosa Grant dated October 26, 1908, and all rights incident thereto including but not limited to water rights, claims of title to water and any easements for ditches appurtenant thereto, and all interest in oil, gas and other minerals, if any, filed for record in Book 28, Pages 228-229, records of Taos County, New Mexico.

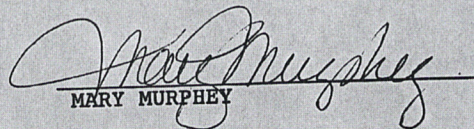
2. Quitclaim Deed dated September 26, 1954 from Clyde James, et ux., to the County of Taos, filed for record in Book A-55, Page 11, records of Taos County, New Mexico.

3. Warranty Deed dated February 12, 1997 from Michael Martin Murphey and Mary Murphey to New Mexico State Highway and Transportation Department, filed for record in Book A-248, Pages 942-943, and subsequent Warranty Deed recorded in Book A-248, Pages 944-945, records of Taos County, New Mexico.

4. Driveway through property; any easements or claims of easement for electric box (transformer), electric meters, gas meter, well casing and any buried utility lines associated therewith; all as shown on a survey plat entitled "Mary Murphy Lot Line Adjustment", date of field survey March 15, 2005, date of certification March 25, 2005, having Taos Surveying Project #205-011, by Craig T. Gillio, NMLS #14833.

with warranty covenants.

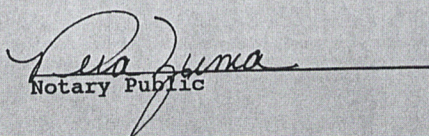
WITNESS my hand and seal this 8 day of April, 2005.


 MARY MURPHEY

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

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

This instrument was acknowledged before me on April 8,
 2005 by MARY MURPHEY, a single person.


 Notary Public

My Commission Expires:

11/8/2005

