

WARRANTY DEED

424555

THE ESTATE OF BERNICE JARROTT LORD, DECEASED, acting by and through Sue Clair Hughes, Personal Representative, for consideration paid, grant.S to RANCHO VIEJO PARTINERSHIP, a New Mexico Limited Partnership,

whose address is 1550 Pacheco Street, Santa Fe, New Mexico 87501

the following described real estate in Santa Fe County, New Mexico:

The Surface Estate only of

All that property described in Exhibit A attached hereto and incorporated herein by reference.

SUBJECT, HOWEVER, to patent reservations; prior mineral reservations; rights of way and easements of record; a grazing lease in favor of Don Hallock dated 8-6-76 ; and lien for ad valorem taxes for 1981, not yet payable.

with warranty covenants.

WITNESS MY hand and seal this 24th day of July, 1981

(Seal) ESTATE OF BERNICE JARROTT LORD, DECEASED (Seal)

(Seal) By: Sue Clair Hughes (Seal) Sue Clair Hughes, Personal Representative

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF SANTA FE

ss.

The foregoing instrument was acknowledged before me this 24th day of July, 1981, by Sue Clair Hughes, Personal Representative of Estate of Bernice Jarrott Lord, dec.

(Name or Names of Person or Persons Acknowledging)

My commission expires: (Seal) 8-8-84

Alan Ferrell
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

ss.

COUNTY OF SANTA FE'S USE ONLY
STATE OF NEW MEXICO 1482.365
I hereby certify that this instrument was filed for record on the 24th day of July, 1981.

The following tracts within Santa Fe County, New Mexico, and more particularly described as within T 16 N., Range 8 East, NMPM:

(1) A portion of the E1/2 of the SE1/4 of Section 24 which portion is all of such E1/2 of the SE1/4 of Section 24 lying south of the following described line:

Beginning at a point 200 feet south of the easterly 1/4 corner of Section 24 to a point on the southerly right of way and Access Control line of NMP I-025-5(36)272, County of Santa Fe, State of New Mexico; thence N.81°03'55"W. along the said southerly right of way and Access Control line of NMP I-025-5(36)272 a distance of 615.39 feet; thence S.65°02'00"W. a distance of 252.53 feet to a point of curve; thence southwesterly on a 2.101° curve (radius = 2726.79 feet) thru an arc of 7°12'08" to the left a distance of 342.76 feet to a point of tangent; thence S.61°37'35"W. a distance of 230.48 feet to a point on the westerly line of the E1/2 of the Southeast 1/4 of Section 24, which point is 467.08 feet south, along such westerly line, from the latitudinal 1/4 line of Section 24.

Excepting therefrom however:

A certain tract or parcel of land, lying and being situate in the NE 1/4 SE 1/4 and the SE 1/4 SE 1/4 of Section 24, T. 16N., R. 8E., NMPM, County of Santa Fe, State of New Mexico, being more particularly bounded and described as follows, to wit:

Beginning at a point where the northerly right of way and Access Control line of the Relocation of State Road 14 of NMP I-025-5(36)272, County of Santa Fe, State of New Mexico, intersects the easterly line of Section 24, said point bears southerly a distance of 409.66 feet from the easterly 1/4 corner of Section 24; thence southerly along the said easterly line of Section 24 a distance of 794.75 feet to a point on the easterly right of way line of NMP I-025-5(36)272, and point on curve; thence northwesterly along the said easterly right of way line of NMP I-025-5(36)272 on an 11.459° curve (radius = 500.0 feet) thru an arc of 29°29'44" to the right a distance of 257.40 feet to a point on the southerly right of way line of NMP I-025-5(36)272 and point on curve; thence southwesterly along the said southerly right of way line of NMP I-025-5(36)272 on a 4.599° curve (radius = 1245.92 feet) thru an arc of 16°46'44" to the right a distance of 364.84 feet to a point of tangent; thence S.66°02'W. a distance of 907.57 feet to a point on the westerly line of the E 1/2 of the SE 1/4 of Section 24 of the property; thence northerly along the said westerly line a distance of 210.12 feet to a point on the

distance of 818.03 feet to a point of curve; thence northeasterly on a 5.478° curve (radius = 1045.92 feet); thru an arc of 38°31'45" to the left a distance of 703.34 feet to a point of tangent; thence N.27°37'E. a distance of 149.59 feet to a point of curve; thence northeasterly on a 7.614° curve (radius = 752.51 feet) thru an arc of 06°26'46" to the left a distance of 84.66 feet to the point and place of beginning.
Containing 8.629 acres, more or less.

(ii) The NE1/4 of the NE1/4 of Section 25.

The following tracts within Santa Fe County, New Mexico and more particularly described as within T 16 N, R 9 E., NMPM:

(i) The SE1/4, the S1/2 of the SW1/4, and the NE1/4 of the SW1/4 of Section 19;

(ii) All of the E1/2 of the NW1/4 and the W1/2 of the NE1/4 of Section 19, T 16 N, R 9 E., lying to the South of the following described line, which line is the southerly boundary of the right of way of Interstate Highway 25 and adjacent access roads:

Beginning at a point where the southerly right of way line of NMP I-025-5(36)272, County of Santa Fe, State of New Mexico, point on curve, intersects the northerly line of Section 19, said point bears N.89°55'W. along the northerly line of Section 19 a distance of 2449.45 feet from the northeasterly corner of said Section 19; thence southwesterly along the said southerly right of way line of NMP I-025-5(36)272 on a 1.018° curve (radius = 5629.58 feet) thru an arc of 25°08'20" to the left a distance of 2469.43 feet to a point on the westerly line of E1/2 of the NW1/4 of Section 19.

(iii) The E1/2 of the NE1/4 and the S1/2 of Section 20;

(iv) All of Section 21;

(v) All of Section 22;

(vi) The SW1/4 of Section 23; and all of the NW1/4 of Section 23, lying to the South and the West of the right of way line of the Atchison, Topeka and Santa Fe Railway;

(vii) The West 1/2 and Lots 1, 2, 3, and 4 of Section 26;

(viii) All of Section 28;

(ix) All of Section 29;

(x) The N1/2 of the N1/2 and the S1/2 of the NE1/4 of Section 30;

(xiii) All of Section 34;

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(xiv) All of Section 35 outside of the Sebastian de Vargas Grant, being the W1/2 and Lots 1, 2, 3 and 4.

The following tracts within Santa Fe County, New Mexico, and more particularly described as within T. 15 N., R. 8 E., NMPM:

(i) All of Section 1;

(ii) All of Section 12;

(iii) All of Section 13;

(iv) The North Half of the North 1/2 of Section 24; and

(v) The following described tracts within Sections 11, 14, 23, 24, and 26:

Beginning at a point on the Easterly right of way line of New Mexico State Highway 14, which point is marked by the intersection of said right of way line with the Southerly boundary of the Northwest quarter of Section 26, T.15N., R.8E., and which point is the Southwest corner of the tract herein described; thence along said quarter-section line and along the quarter section line of the Northeast quarter of Section 26, S.89°48'E. a distance of 517 feet; thence N.30°54'E. a distance of 2490.0 feet to a point; thence N.29°02'E. 542.9 feet to a point; thence N.29°02'E. 1536.1 feet to a point; thence N.30°17' East 775.1 feet to a point; thence N.11°07'E. 181.5 feet to a point within Section 24, which point is the easternmost point of this tract; thence N.2°07'W. 647.0 feet; thence N.6°05'W. 891.2 feet; thence N.0°24'E. 233.7 feet to a point which is the Southwest corner of the North half of the North half of Section 24, T.15N., R.8E.; thence north along the Section line common to Sections 23 and 24 to the corner common to Sections 13, 14, 23 and 24; thence North along the Section line common to Sections 13 and 14 to the corner common to Sections 11, 12, 13 and 14; thence North along the Section line common to Sections 11 and 12 to the point where said section line intersects the Easterly right of way line of New Mexico State Highway 14; thence Southwesterly along the said Easterly right of way line to the point and place of beginning.

The following tracts within Santa Fe County, New Mexico, and more particularly described within T. 15 N., R. 9 E., NMPM:

(i) The S1/2 of the NW1/4 and Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Section 2.

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- (iii) All of Section 4;
 - (iv) All of Section 5;
 - (v) All of Section 6;
 - (vi) All of Section 7;
 - (vii) All of Section 8;

 - (viii) All of Section 9;
 - (ix) The NW1/4 of the NW1/4, the S1/2 of the NW1/4 and Lots 1, 2 and 3 of Section 10.
 - (x) Lot 1 in the SW1/4 of the SW1/4 of Section 14;
 - (xi) All of Section 17;
 - (xii) All of Section 18;
 - (xiii) All of Section 19;
 - (xiv) All of Section 20;
 - (xv) All of Section 21;
 - (xvi) The W1/2 of Section 26 and Lots 1, 2, 3 and 4 of Section 26.
 - (xvii) The S1/2 of Section 27;
 - (xviii) All of Section 29;
 - (xix) All of Section 30;
 - (xx) The E1/2 of the NE1/4 of Section 34;
 - and
 - (xxi) The NW1/4, the SW1/4 of the NE1/4, and Lots 1 and 2 of Section 35.

The following tracts within Santa Fe County, New Mexico, and consisting of a portion of the Sebastian de Vargas Grant; being more particularly described as follows:

Tract I:

Beginning at the Southwest corner of the tract herein described, being a point in Section 2, Township 15 North, Range 9 East, NMPM, and being the identical Southwest and Beginning corner of the Sebastian de Vargas Grant as the same is set forth upon the official United States General Land Office plat of said Grant approved by the Surveyor General of the United States on the 28th day of August, 1898, and running from said Southwest and Beginning Corner along the South boundary of said Grant as follows: S 81°45'E. 22.50 chains to Meander Corner 1 on said boundary: thence S 88°15'E. 44.00 chains to

78°45'E, 21.11 chains to the Meander Corner 3 on said boundary; thence N 81°15'E, 26.00 chains to Meander Corner 4 on said boundary; thence N 76°30'E, 12.00 chains to Meander Corner 5 on said boundary; thence N 88°45'E, 22.00 chains to Meander Corner 6 on said boundary; thence S 84°00'E, 12.00 chains to Meander Corner 7 on said boundary; thence N 83°30'E, 33.00 chains to Meander Corner 8 on said boundary; thence N 87°15'E, 9.00 chains to Meander Corner 9 on said boundary; thence S 76°15'E, 14.00 chains to Meander Corner 10 on said boundary; thence S 61°30'E, 6.50 chains to Meander Corner 11 on said boundary; thence S 88°30'E, 9.80 chains to Meander Corner 12 on said boundary; thence N 57°30'E, 10.00 chains to Meander Corner 13 on said boundary; thence N 61°30'E, 3.09 chains to the Southeast corner of the tract herein described, being the Closing Corner for Sections 4 and 5, Township 15 North, Range 10 East, N.M.P.M., on said boundary; thence N 28°55'W 149.92 chains to a point; thence S 85°59'W, 10.44 chains; thence N 9°25'E, 14.51 chains to a point on the line between Sections 30 and 31, Township 16 North, Range 10 East, N.M.P.M.; thence N 89°21'W along said last named Section line 77.69 chains to the corner common to Sections 25 and 36, Township 16 North, Range 9 East, and Sections 30 and 31, Township 16 North, Range 10 East, N.M.P.M.; thence S 88°18'W, 37.69 chains along the line between said Sections 25 and 36 to its intersection with the Westerly right of way line of the Atchison, Topeka and Santa Fe Railway; thence N 13°43' W, along said right of way line 7.05 chains to point of curve; thence along a 6°42' curve left, and continuing along said right of way line 9.05 chains to point of tangent; thence N 53°43' W continuing along said right of way line 11.63 chains to point of curve; thence along an 8°31' curve right, and continuing along said right of way line 8.89 chains to point of tangent; thence N 3°47'W continuing along said right of way line 19.77 chains to point of curve; thence along a 6°42' curve left and continuing along said right of way line 8.14 chains to point of tangent; thence N 39°48' W, 24.05 chains continuing along said right of way line to its intersection with the line between Sections 24 and 25, Township 16 North, Range 9 East, N.M.P.M.; thence S 89°19' W along said last named Section line 1.82 chains to the corner common to Sections 23, 24, 25 and 26, said Township and Range; thence N 88°52' W along the line between Sections 23 and 26 a distance of 32.50 chains to the Closing Corner on the West boundary of said Grant, and to the Northwest Corner of the tract herein set forth; thence along the West boundary of said Grant S 15°30'E, 2.17 chains to Meander Corner 26 on said boundary; thence S 2°30' E, 25.00 chains to Meander Corner 27 on said boundary; thence S 6°30'E, 19.00 chains to

6°35'W, 24.00 chains to Meander Corner 31 on said boundary; thence S 0°10'E, 20.00 chains to Meander Corner 32 on said boundary; thence S 11°09'E, 7.36 chains to Meander Corner 33 on said boundary; thence S 11°37'E, 27.00 chains to Meander Corner-34 on said boundary; thence S 27°00'E, 9.00 chains to Meander Corner 35 on said boundary; thence S 22°10'E, 12.00 chains to Meander Corner 36 on said boundary; thence S.36°34'E, 7.00 chains to Meander Corner 37 on said boundary; thence S 34°25'E, 11.00 chains along said boundary to the place of beginning, and containing 3,624.5 acres, more or less, including 51.65 acres contained within said railway right of way, the net area herein conveyed, exclusive of such railway right of way being 3,572.85 acres; the description as herein set forth being taken from a certain plat prepared by Walter G. Turley, Licensed Surveyor, dated April, 1930, and entitled "South Portion Sebastian de Vargas Grant, Santa Fe County, New Mexico," being the same property described in that deed dated December 13, 1935, from L. C. Bennet as Receiver of First Savings Bank & Trust Company of Albuquerque, New Mexico, to John Mocho, and recorded December 18, 1935, in Book Y of Miscellaneous Records, Page 469, in the Office of the County Clerk, Santa Fe County;

and Tract II:

The following described tract of land within the Sebastian de Vargas Grant, being the same land conveyed by L. C. Bennet, Receiver, to John Mocho by deed dated February 1, 1941, recorded in Book 21, page 257, Miscellaneous Deed Records of Santa Fe County, New Mexico, and more particularly described as follows:

Beginning at the Southwest corner of this tract, which is identical with a stone marked, witnessed and set by the General Land Office for the closing corner to Sections 4 and 5, of Township 15 North, Range 10 East, on the South boundary of the Sebastian de Vargas Grant; thence running N 28°55' W., 149.92 chains; thence running N.85°59' E., 5.72 chains to a stone marked and set; thence running N. 17°36' W. 13.61 chains to a stone set on the line between Sections 29 and 32 for the N.W. corner of this tract; thence running S.89° 02' E., 59.86 chains, along the line between Sections 29 and 32 to a stone marked and set on the Westerly boundary of U. S. Highway 85, which is also the Northeast corner of this Tract; thence running S. 25°25'E., 0.73 chains, along the Westerly boundary of U. S. Highway 85 to an iron rail set for the point of curve; thence running 8.53 chains along a 2°03' curve to the left to an iron rail set for the point of tangent; thence S. 36°55'E., 119.70

curve to the right to an iron rail; thence 424562
running S. 29°22' E. 5.03 chains to the point of
intersection of the Westerly boundary of U. S.
Highway 85, with the South boundary of the
Sebastian de Vargas Grant; which is the Southeast
corner of this tract; thence running along the
South boundary of the Sebastian de Vargas Grant,
N. 71°45' W., 8.03 chains to a stone marked,
witnessed and set for Angle Point 20; thence
running N. 79°15' W., 8.00 chains to a stone
marked, witnessed and set by the General Land

Office for Angle Point 19; thence running
S. 84°00' W., 8.00 chains to a stone marked,
witnessed and set by the General Land Office for
Angle Point 18; thence running S. 71°00' W.,
10.00 chains to a stone marked, witnessed and set
by the General Land Office for Angle Point 17;
thence running S. 51° 00' W., 13.00 chains to a
stone marked, witnessed and set by the General
Land office for Angle Point 16; thence running S.
65°30' W., 11.00 chains to a stone marked,
witnessed and set by the General Land Office for
Angle Point 15; thence running S. 54°45' W., 9.00
chains to a stone marked, witnessed and set by
the General Land Office for Angle Point 14;
thence running S. 61°30' W., 14.91 chains to the
Southwest corner, the point and place of
beginning; containing 979.12 acres, more or less;

EXCEPTING THEREFROM: A certain tract or parcel
of land, lying and being situate within the
Sebastian de Vargas Grant, County of Santa Fe,
State of New Mexico, being more particularly
bounded and described as follows, to wit:

Beginning at a point for the Northerly 1/4
corner of Section 32, T 16 N, R 10 E, and point
on the northerly line of the previously described
property; thence S 89°24'E. along the said
Northerly line of the property a distance of
1563.64 feet to a point on the Easterly right of
way and Access Control line of NMP I-025-5(36)272,
County of Santa Fe, State of New Mexico and point
on curve; thence Southeasterly along the said
Easterly right of way and Access Control line of
NMP I-025-5(36)272 on a 1.027° curve (radius =
5579.58 feet) thru an arc of 16°29'59" to the
left a distance of 1606.59 feet to a point of
tangent; thence S. 43°06'E a distance of 1664.7
feet; thence N 46°54'E a distance of 86.34 feet
to a point on the Westerly right of way line of
NMP FI-3(5), County of Santa Fe, State of New
Mexico; thence S 36°54' E. along the said
Westerly right of way line of NMP FI-3(5), a
distance of 2807.79 feet; thence S. 60°30'10" W.
a distance of 116.84 feet to a point on curve;
thence Southeasterly along the Easterly right of
way and Access Control line of NMP I-025-5(36)272
on a 0.494° curve (radius = 11,609.16 feet) thru
an arc of 05°31'09" to the right a distance of
1117.21 feet to a point of tangent; thence S

NMP I-025-5(36)272 on a 0.507° curve (radius = 11,309.16 feet) thru an arc of $04^\circ 04' 35''$ to the left a distance of 804.04 feet to a point on the Southerly line of the Sebastian de Vargas Grant; thence $N 79^\circ 45' W$ along the said Southerly line of the Sebastian de Vargas Grant a distance of 18.80 feet; thence $S 83^\circ 30' W$ a distance of 417.09 feet to a point on the Westerly right of way and Access Control line of NMP I-025-5(36)-272; thence $N 28^\circ 58' W$. along the said Westerly right of way and Access Control line of NMP I-025-5(36)272 a distance of 2506.33 feet to a point of curve; thence Northwesterly along the said Westerly right of way and Access Control line of NMP I-025-5(36)272 on a 0.765° curve (radius = 7489.44 feet) thru an arc of $15^\circ 30'$ to the left a distance of 2026.12 feet to a point of tangent; thence $N 44^\circ 28' W$ a distance of 1995.2 feet to a point of curve; thence Northwesterly along the said Westerly right of way and Access Control line of NMP I-025-5(36)272 on a 0.975° curve (radius = 5879.58 feet) thru an arc of $22^\circ 04'$ to the right a distance of 2264.69 feet to a point of tangent; thence $N 22^\circ 24' W$ a distance of 292.42 feet to a point on the southerly right of way line of NMP I-025-5(36)272 and point on curve; thence Northwesterly along the said Southerly right of way line on NMP I-025-5(36)272 on an 11.271° curve (radius = 508.37 feet) thru an arc of $35^\circ 27' 35''$ to the left a distance of 314.61 feet to a point of tangent; thence $N 72^\circ 24' W$ a distance of 202.32 feet to a point of curve; thence Northwesterly along the said Southerly right of way line of NMP I-025-5(36)272 on a 14.030° curve (radius = 408.37 feet) thru an arc of $17^\circ 00'$ to the left a distance of 121.16 feet to a point of tangent; thence $N 89^\circ 24' W$ a distance of 218.92 feet; thence $S 65^\circ 09' 27'' W$ a distance of 127.55 feet; thence $S 21^\circ 16' E$ a distance of 178.02 feet; thence $S 68^\circ 44' W$ a distance of 110.0 feet; thence $N 21^\circ 16' W$ a distance of 389.06 feet to a point on the northerly line of Section 32; thence $S.89^\circ 24' E$ along the said northerly line of Section 32 a distance of 158.94 feet to the point and place of beginning. Containing 140.574 acres, more or less.