

WARRANTY DEED

345641

NICHOLAS WOLOSHUK and NORITA WOLOSHUK, his Wife

for consideration paid, grant to JOE WILLIAM GREEN, CHAR B. DE VAZQUEZ, and LEONARD M. BLANKENSHIP, as tenants in common in equal shares,

whose address is

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

Beginning at a point from whence the corner common to Sections 23, 24, 25 & 26, Township 15 North, Range 8 East bears S.2°21'W., 1,319.44 feet; thence N.89°6'W., 342.0 feet to a point, the Southwest corner of this tract; thence N.30°17'E., 775.1 feet; thence S.89°44'E., 382.3 feet; thence N.0°16'W., 528.4 feet to a point, the Northwest corner of this tract; thence S.89°18'E., 455.5 feet to a point, the Northeast corner of this tract; thence S.0°16'W., 2,138.0 feet to a point, the Southeast corner of this tract; thence N.89°52'W., 878.5 feet to the point and place of beginning, containing 39.00 acres, more or less. All as shown on plat of survey for Nicholas Woloshuk in Sections 23 & 24, Township 15 North, Range 8 East, N.M.P.M., Santa Fe County, New Mexico by Jack C. Horne dated December 21, 1976.

Together with an easement for road and utility purposes forty (40) feet wide running from State Route 14 to the Southwest corner of the above-described tract, along the Northwest side of Sellers' tract which lies immediately South of the above-described tract, and located along the course of the existing road.

Subject to a road and utility easement forty (40) feet wide running from the Southwest corner of the above described tract North along the West boundary thereof a distance of 1721.2 feet.

Subject to reservations contained in United States Patents recorded in Book A at page 250 and 301; and excepting water rights, claims of title to water and any easements for ditches appurtenant thereto; and further excepting all interest in and to all of the oil, gas and other minerals and all rights incident thereto.

Further subject to the following restrictions:

- 1. Improvements on the real estate are limited to one single family residence or residential-appearing structure per five (5) acre tract, together with guest house and appurtenant buildings.
- 2. No mobile or motor home or other portable type structure shall be constructed or located on the premises.

This conveyance is subject to a mortgage dated August 16, 1976, by Nicholas Woloshuk and Norita Woloshuk, his wife, to George Richard Beddow, recorded in Santa Fe County mortgage book 252, page 341, the obligation of which mortgage grantors Nicholas Woloshuk and Norita Woloshuk agree to pay.

with warranty covenants,  
 WITNESS OUR hands and seals this 17th day of March, 1977.  
 (Seal) *Nicholas Woloshuk* (Seal) *Norita Woloshuk* (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO } ss.  
 COUNTY OF SANTA FE }  
 The foregoing instrument was acknowledged before me this 17th day of March, 1977, by Nicholas Woloshuk and Norita Woloshuk, his wife  
 (Name or Names of Person or Persons Acknowledging)  
 My commission expires: 12/7/80 *Riva Altenhofen* Notary Public

FOR RECORDER'S USE ONLY  
 400-033  
 17 16 Nov 8 1977  
 641 245  
*James Sullivan*

ACKNOWLEDGMENT FOR CORPORATION  
 STATE OF NEW MEXICO } ss.  
 COUNTY OF }  
 The foregoing instrument was acknowledged before me this 17th day of March, 1977, by \_\_\_\_\_ of \_\_\_\_\_ (Name of Officer) of \_\_\_\_\_ (Name of Corporation Acknowledging) a \_\_\_\_\_ (State of Incorporation) corporation, on behalf of said corporation.  
 My commission expires: \_\_\_\_\_ (Seal) Notary Public

9233-CTC