

WARRANTY DEED

THOMAS J. TAFOYA and AMANDA TAFOYA, husband and wife, for consideration paid, grant to NANCY J. St. LAWRENCE, a single woman, whose address is P.O. Box 2345, Ranchos de Taos, New Mexico 87557, the following described real estate in Taos County, New Mexico:

Lot 25, Las Olas Subdivision, Taos, New Mexico, according to the plat thereof, filed for record in Cabinet E at page 149-B, records of Taos County, New Mexico.

SUBJECT TO:

1. Reservations as contained in the patent from the United States of America to the Cristoval de la Serna Grant, dated January 19, 1903, 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 A-16, pages 324-344, re-recorded in Book M-28 at pages 33-44 and in Book M-737 at pages 880-911, records of Taos County, New Mexico.
2. Easements, restrictions, covenants and reservations, as contained in Warranty Deed dated April 29, 1999, from The Weimer Properties, LLC, formerly The Weimer Properties, a Colorado limited partnership, to Marilyn M. Chapin, a married woman, filed for record in Book A-253 at pages 364-373, as affected by Corrective Warranty Deed dated April 26, 2005, filed for record in Book M-488 at pages 870-873, re-filed to add legal description in Book M-496 at pages 890-895 and as affected by Variance from The Weimer Properties, LLC, a Colorado limited liability company, at the request of Beach 230, LLC, a Florida limited liability company, filed for record in Book M-639 at page 253, records of Taos County, New Mexico.
3. Declaration of Easements, Covenants, Conditions and Restrictions for Las Olas Subdivision, dated May 7, 2008 and filed for record in Book M-650 at pages 338-363, records of Taos County, New Mexico.
4. Agreement to Assure Completion of Infrastructure by and between Las Olas, LLC, a New Mexico limited liability company, and the Town of Taos, dated May 19, 2008 and filed for record in Book M-650 at pages 364-376, records of Taos County, New Mexico.
5. Disclosure Statement, Las Olas Subdivision, dated May 7, 2008 and filed for record in Book M-650 at pages 377-384, records of Taos County, New Mexico.

6. Deed of Gift and Dedication, dated June 12, 2008, from Las Olas, LLC, a New Mexico limited liability company, to Town of Taos, filed for record in Book M-652 at pages 286-289, records of Taos County, New Mexico.

7. Existing gravel road and track road at northwest corner of property, Arroyo de Los Coyotes, arroyos, telephone drop boxes, deviation of fence lines from property boundaries and surveyor's notes; all as shown on that plat of survey entitled, "Marilyn M. Chapin", by Scott B. Crawl, NMLS #12441, of Rio Grande Surveying Service, dated November 18, 2004, bearing project no. L4422-A and being filed for record in Cabinet E at page 50-B, records of Taos County, New Mexico.

8. Existing gravel road and track road at northwest corner of property, Arroyo de Los Coyotes, arroyos, telephone drop boxes, deviation of fence lines from property boundaries and surveyor's notes; all as shown on that plat of survey entitled, "Mitchell Feldman", by Scott B. Crawl, NMLS #12441, of Rio Grande Surveying Service, dated July 13, 2006, bearing project no. L4422-A1 and being filed for record in Cabinet E at page 104-B, records of Taos County, New Mexico.

9. Half of a forty-two foot (42') easement for ingress, egress, utilities and drainage, existing gravel road and track road at northwest corner of property, Arroyo de Los Coyotes, arroyos and arroyo banks, telephone drop boxes, deviation of fence lines from property boundaries, surveyor's notes, owner's affidavit, Town of Taos approval and acceptance of dedication and proposed easements; all as shown on that plat of survey entitled, "Las Olas Subdivision", by Scott B. Crawl, NMLS #12441, of Rio Grande Surveying Service, dated July 6, 2006, bearing project no. S4422-A1 and being filed for record in Cabinet E at page 149-B, records of Taos County, New Mexico.

10. Half of a forty-two foot (42') easement for ingress, egress, utilities and drainage, that portion of Las Olas Drive which crosses the property and any easements or claims of easement for the natural gas meter and electric meter (possibly on property line) and any underground utility line associated therewith; all as shown on that Improvement Location Report entitled, "Thomas J. and Amanda Tafoya to Nancy J. St. Lawrence", by Scott B. Crawl, NMLS #12441, of Rio Grande Surveying Service, dated July 31, 2015 and bearing project no. I4422-A1-25.

with warranty covenants.

TAOS COUNTY
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WITNESS our hands and seals this 4th day of August, 2015.


THOMAS J. TAFOYA


AMANDA TAFOYA

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF NM)
) ss.
COUNTY OF Taos)

This instrument was acknowledged before me on August 6, 2015 by
THOMAS J. TAFOYA and AMANDA TAFOYA, husband and wife.


Notary Public

My Commission Expires:

