



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
DISTRICT VI-SANTA FE

John D'Antonio Jr., P.E.
State Engineer

Water Rights Division
P.O. Box 25102
Santa Fe, NM 87504-5102
Phone: (505) 827-6120
Fax: (505) 827-6682

November 2, 2020

Michael Owen & Donna Eileen Winemiller
5723 Bushy Creek Trail
Dallas, TX 75252

RE: Change of Ownership of Surface Water Right for OSE File No. SD-0942 (part of Sub-file 2.42.46) Los Cordovas Ditch #1, Rio Grande del Rancho, Rio Grande

Greetings:

The Change of Ownership of Water Right that you submitted to the Office of the State Engineer has been accepted for filing in accordance with Section 72-1-2.1, NMSA 1978 (1996 Supplement). The acceptance by the State Engineer does not constitute validation of the right claimed.

Enclosed is an original of the Change of Ownership of Water Right. According to Section 72-1-2.1, NMSA 1978 (1996 Supplement), you must record this Change of Ownership with the clerk of the county in which the water is located. The filing shall be public notice of the existence and content of the instrument so recorded.

If you have any question regarding this matter, do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Garcia".

Lorraine A. Garcia
Water Rights Division
505-827-6155

Enclosure
cc: File

File No.: SD0942

NEW MEXICO OFFICE OF THE STATE ENGINEER

CHANGE OF OWNERSHIP OF WATER RIGHT (NON-72-12-1) FOR (check one):



Important: Acceptance of the form for filing by the State Engineer does not constitute verification of the right conveyed.

- | | |
|---|--|
| ☒ Individual
☐ Trustee
☐ Estate
☐ Tribes, Pueblos, Nation | ☐ Corporation
☐ Partnership
☐ Limited Liability Co.
☐ Governmental Entity |
|---|--|

1. OWNER OF RECORD (Seller)

Name: Polito V. Montoya (via intermediate ownership)	Name:	
Phone: ☐ Home ☐ Cell Phone (Work):	Phone: ☐ Home ☐ Cell Phone (Work):	
a. Owner of Record File No.: 0942	b. Sub-file No.: 2.42.46	c. Cause No.: 7896 & 7939

2. NEW OWNER (Buyer) **Note: If more owners need to be listed, attach a separate sheet. Attached?** ☐ Yes

Name: Michael Owen Winemiller	Name: Donna Eileen Winemiller
Contact or Agent: Christopher John Stachura - Attorney at Law ☒ check here if Agent	Contact or Agent: Christopher John Stachura - Attorney at Law ☒ check here if Agent
Mailing Address: 5723 Brushy Creek Trail	Mailing Address: 5723 Brushy Creek Trail
City: Dallas	City: Dallas
State: Texas Zip Code: 75252	State: Texas Zip Code: 75252
Phone: ☐ Home ☐ Cell Phone (Work): 505 620-1438 (agent)	Phone: ☐ Home ☐ Cell Phone (Work): 505 620-1438 (agent)
E-mail (optional):	E-mail (optional):

Required: Submit warranty deed(s) or other instrument(s) of conveyance properly recorded with the county clerk's office.

3. PURPOSE OF USE & AMOUNT CONVEYED

Check all that apply: ☐ Domestic ☐ Industrial ☐ Livestock ☐ Commercial ☒ Irrigation ☐ Other Uses (specify): _____ ☐ Municipal	Amount of Water (acre-feet per annum): If more details are needed, type "See Comments" in "Other" field below, and explain in Additional Statements Section. Diversion: <u>1.22682 1.104APA</u>  Consumptive Use: _____ Other (include units): _____
Owner of record has conveyed all or part of said right (please check one) ☐ All ☒ Part	

FOR OSE INTERNAL USE

Change of Ownership, Form wr-02, Rev 10/21/19

File No.: <u>SD-0942</u>	Trm. No.:	Well Tag ID No.: (if applicable):
Trans Desc. (optional):	Sub-Basin: <u>TA</u>	Receipt No.: <u>646261</u>

4. LIST ALL KNOWN POINT(S) OF DIVERSION (POD) FOR THE WATER RIGHT CONVEYED

OSE POD No.:	Well Tag ID No.:	Subdivision and/or Lat/Long or Easting/Northing	Section	Township	Range
0942		Los Cordovas Ditch No. 1			
		Tract No. 47, Map No. 40, Survey No. 2; NM Ass. Sur.			

Check all that apply: ☐ Well ☐ Pump ☒ Ditch Name (see above) ☒ River Course Rio Grande del Rancho

5. PLACE(S) OF USE (list each individually)

a. 0.4445 Acres of Irrigated Land Described as Follows (applicable to irrigation use only):

b. Legally Described By: ☒ Public Land Survey System (PLSS) ☒ Hydrographic Survey Report or Map ☐ Irrigation or Conservation District Map ☐ Subdivision	c. PLSS Section <u>and/or</u> Map No. <u>and/or</u> Lot No.	d. PLSS Township <u>and/or</u> Tract No. (Please list each tract individually) <u>and/or</u> Block No.	e. PLSS Range	f. Acres	g. Priority
PLSS Quarters or Halves, <u>and/or</u> Name of Hydrographic Survey or District, <u>and/or</u> Name and County of Subdivision				<u>0.4445</u>	
Rio Grande del Rancho Hydrographic Survey	Sheet 2.42	Tract 46			1824
	22	25 North	12 East		

h. Other description relating place of use to common landmarks, streets, or other:
Property is physically located at 23 Las Tusas, Ranchos de Taos, New Mexico 87557

i. Place of use is located in the following counties:
Taos

j. Place of use is on land owned by:
Michael Owen Winemiller and Donna Eileen Winemiller

k. Are there other sources of water for these lands? No ☒ Yes ☐ If yes, describe by OSE file number:

Note: If on Federal or State Land, please provide copy of lease

6. ADDITIONAL STATEMENTS OR EXPLANATIONS

Property is located within the Gijosa Grant of Taos County, also described as part of Tract 46, Map 42, Survey 2 of the 1941 Taos County Reassessment Survey. Copies of the recorded documents from the owner of record (Montoya) to the current owners (Winemiller) are attached hereto. First New Mexico title company file no. 99010260.

FOR OSE INTERNAL USE

Change of Ownership, Form wr-02, Rev 10/21/19

File No.: <u>SD-0942</u>	Trm. No.:	Well Tag ID No. (if applicable):
Trans Desc. (optional):	Sub-Basin: <u>TA</u>	Receipt No. <u>6-46264</u>

7. CONSENT TO LAWFUL CHANGE IN PLACE AND/OR PURPOSE OF USE

(to be completed only if it is an irrigation water right and has been conveyed separate from the land to which it was appurtenant.)

(I, We) the above owner(s) of record, hereby consent to a lawful change in the place and/or purpose of use of the above-described water right:

Signature

Signature

ACKNOWLEDGEMENT FOR INDIVIDUALI, We (name of owner(s)), Michael Owen Winemiller and Donna Eileen Winemiller, husband and wife, as joint tenants with right of survivorship
Print Name(s)

affirm that the foregoing statements are true to the best of (my, our) knowledge and belief.

Signature

Signature

State of new Mexico)County of TAOS) ss.This instrument was acknowledged before me this 21 day of August A.D., 20 20, by (name of owner(s)):Michael Owen Winemiller

Notary Public:

My commission expires:

Kathleen Dia
11-14-2022**ACKNOWLEDGEMENT FOR CORPORATION**I, We (name of owner(s)), _____
Print Name(s)

affirm that the foregoing statements are true to the best of (my, our) knowledge and belief.

Officer Signature

Officer Signature

State of _____)

County of _____) ss.

This instrument was acknowledged before me this _____ day of _____ A.D., 20 _____, by the following on behalf of said corporation.

Name of Officer: _____

Title of Officer: _____

Name of Corporation Acknowledging: _____

State of Corporation: _____

Notary Public: _____

My commission expires: _____

FOR OSE INTERNAL USE

Change of Ownership, Form wr-02, Rev 10/21/19

File No.:	Tm. No.:	Well Tag ID No. (if applicable):
Trans Desc. (optional):	Sub-Basin:	Receipt No.:

WARRANTY DEED

DOLORES C. MONTOYA, a single person

to... HIPOLITO V. MONTOYA a/k/a POLITO V. MONTOYA and DOLORES M. MONTOYA, his wife, for consideration paid, grant as Joint Tenants,

whose address is... Box 119 Taos, New Mexico 87571

the following described real estate in... Taos County, New Mexico

All the following described properties described in EXHIBIT "A" attached hereto and made a part of this instrument.

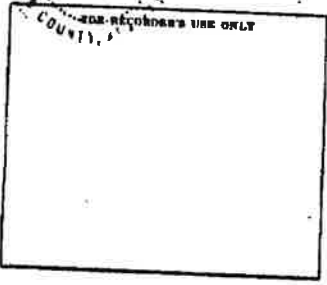
with warranty covenants.

WITNESS my hand and seal this 16th day of July, 1979.
(Seal) Dolores C. Montoya (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Taos

The foregoing instrument was acknowledged before me this 16th day of July, 1979, by Dolores C. Montoya, a single person.
(Name or Names of Person or Persons Acknowledging)
My commission expires: 2/10/1983
Gloria Montoya
(Seal) Notary Public



ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF

The foregoing instrument was acknowledged before me this day of 1979, by (Name of Officer) (Title of Officer) of (Name of Corporation Acknowledging) corporation, on behalf of said corporation.
My commission expires: (Seal)
Notary Public

All the following described properties as follow to-wit:

All of Section Twenty-One (21), Township 26 North, Range 11 East,
New Mexico Principal Meridian.
Containing 640 acres.

All of Section 28, Township 26 North, Range 11 East,
New Mexico Principal Meridian.
Containing 640 acres.

All of Section 35, Township 27 North, Range 11 East
New Mexico Principal Meridian.
Containing 640 Acres.

A parcel of land measuring fifty two varas wide and bounded and situated in Pct. 2, and
described as follows:

On the North with the Pueblo River,
On the South Los Alamos Road
On the East with property of Celso Trujillo
On the West with property of Eli Chavez.

Together with all water rights and egress and ingress rights that said
property has always enjoyed.

A parcel of land being in Precint No. 2, Taos County, New Mexico, bounded
and described as follows:

On North with property of Felipe Vigil and Sara E. Martinez
On the South with property of Ciria M. Montoya
On the East with property of Felipe Vigil
On the West with property of Juan Lorenzo Baca.

Together with all water rights and egress and ingress rights that the said
property has always enjoyed.

This two parcel being and intended to be the same property conveyed from
Felis A. Salazar, widow to Hipolito V. Montoya, and recorded Book A-58
at page 80, Record of Taos County, New Mexico.

Also

A certain parcel of land situated in Pct. 2, and bounded as follows
to wit:

On the North by the Public Road and Pueblo Creek
On the South by property of Tito Montoya
On the East by property of Ciria Montoya
On the West by property of Belmino Valerio

This parcel of land being more particularly described as being part of
Tract 34, Map 42, Survey 2, New Mexico Reassessment Survey of 1941.
Containing 6.281 acres.

This being and intended to be the same property conveyed from Evelyn
Salazar to Hipolito V. Montoya.

Also

A parcel of land situated in Pct. 2, containing 6 1/2 acres, and bounded as
follows:

On the North by property of Manuel Martinez
On the South by property of Hipolito Montoya
On the East by property of George LeDoux
On the West by El Camino del Medio.

Together with all water rights and rights of ingress and egress.

This being and intended to be the same property conveyed from Mr. & Mrs. Felipe
Vigil to Hipolito Montoya, and recorded in Book A-58 at pages 79-80, Records
of Taos County, New Mexico.

EXHIBIT "A"

STATE OF NEW MEXICO, } ss.
COUNTY OF TAOS.

This instrument was filed for record on
the 19 day of October A.D., 1981
at 3:40 O'clock P.M. and duly recorded
in Book A-159 Page 493-494 Recorded 10-22-81

Marie Lorraine D. College

COUNTY CLERK & RECORDER

BY:

Shirley J. [Signature]

DEPUTY



#120731
8:40
10-15-87

AFFIDAVIT

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

Dolores M. Montoya, being first duly sworn upon her oath, states as follows:

1. Hipolito V. Montoya, a/k/a Polito V. Montoya died resident and domiciled in Taos County, New Mexico on June 7, 1987. A certified copy of the death certificate is attached hereto as Exhibit A.

2. At the time of his death, he held a joint tenancy interest in real estate appearing on the records of Taos County, New Mexico, in Book A-159, at Pages 793/794.

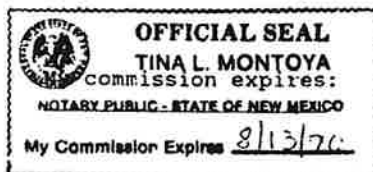
3. Affiant is the surviving spouse and surviving joint tenant of the decedent and therefore, is vested with the entire title to said property by operation of law.

4. Administration of decedent's probate estate has been commenced in the Eighth Judicial District Court of Taos County, New Mexico, in Cause No. 87-25-PB; affiant is personal representative of decedent's probate estate pursuant to letters of administration issued August 26, 1987; notice to creditors was first published September 3, 1987, claims timely presented were allowed, all other claims are barred by operation of law; all expenses of administration and federal or state death taxes have been paid or will be paid by the personal representative on behalf of the estate during the course of the administration of the estate.

Dated this 4 day of Sept Oct, 1987. D.M.

Dolores M. Montoya
DOLORES M. MONTOYA

Subscribed and sworn to and acknowledged before me by Dolores M. Montoya this 14 day of October, 1987.



Tina L. Montoya
Notary Public

THIS IS A LEGAL DOCUMENT

05935 140517

State of America—State of New Mexico
CERTIFICATE OF DEATH—Certified by Medical Investigator
Certified by Physician

NAME: Victor Montoya SEX: M DATE OF BIRTH: June 7, 1987

DATE OF DEATH: June 7, 1987 TIME OF DEATH: 10:35

PLACE OF BIRTH: New Mexico PLACE OF DEATH: Las Vegas

CAUSE OF DEATH: Severe hypoxic encephalopathy of undetermined etiology

UNDERLYING CAUSE: Hypertensive cardiovascular disease with gastric carcinoma

DATE ISSUED: 13 OCTOBER 1987

CONTROL NO.: 171 COUNTER: 171

This document not authentic unless reproduced on yellow safety paper displaying the raised Seal of the State Registrar.

CERTIFIED COPY OF VITAL RECORD

STATE OF NEW MEXICO HEALTH SERVICES DIVISION
HEALTH AND ENVIRONMENT DEPARTMENT SANTA FE COUNTY

This is a true and exact reproduction of the original document officially registered and placed on file in the Vital Records Section of the Health and Environment Department in Santa Fe, New Mexico and issued under the authority of the State Registrar of Vital Statistics.

DATE ISSUED: 13 OCTOBER 1987
CONTROL NO.: 171 COUNTER: 171

STATE OF NEW MEXICO)
COUNTY OF TAOS) SS

This instrument was filed for record on the 15 day of October A.D., 1987 at 8:40 O'Clock A.M. and duly recorded in Book 171-120 Page 985-986

By: Opella S. Vargas COUNTY CLERK & RECORDER
By: Estelita Medina DEPUTY

DO NOT DUPLICATE BY ANY MEANS

#294684
8-2-04
2:45:13

WARRANTY DEED

SANDRA J. MONTOYA, Personal Representative of the ESTATE OF DOLORES M. MONTOYA, Deceased, for consideration paid, grants to FELIPE RODRIGUEZ, a married man dealing with his sole and separate property, whose address is P.O. Box 1031, Ranchos de Taos, New Mexico 87557, the following described real estate in Taos County, New Mexico:

Tract C-1

A certain tract of land in Los Cordovas, Taos County, New Mexico, within the Gijosa Grant; located in projected Sections 22 & 27, Township 25 North, Range 12 East, NMPM; described as Tract 68, Map 42, and part of Tract 25, Map 45, all of Survey 2 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the most southerly corner of this tract, and the true point of beginning, from whence Triangulation Station "Gravel", a 1973 State Engineer Office brass cap monument found, bears S 10° 42' 34" W, 1343.24 feet distant, thence;

N 48° 47' 58" W, 135.47 feet to a 5/8 inch rebar set for the most westerly corner of this tract, thence;

N 50° 57' 53" E, 1103.05 feet to a 1/2 inch rebar found for the most northerly corner of this tract on the southwesterly line of Las Tusas Road (County Road AC-030), thence along said southwesterly line;

S 17° 54' 14" E, 42.70 feet to a 5/8 inch rebar set, thence;

S 40° 36' 46" E, 65.44 feet to a 5/8 inch rebar set for the most easterly corner of this tract, thence leaving said southwesterly line of Las Tusas Road;

S 49° 26' 41" W, 416.91 feet to a 1/2 inch rebar found, thence;

S 49° 26' 53" W, 649.94 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 2.962 acres, more or less, as shown on a survey plat entitled "Dolores M. Montoya (Estate)", being project no. 1228LC, dated 11/10/03, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 13-A. Together with any appurtenant water rights.

AND

Tract C

A certain tract of land in Los Cordovas, Taos County, New Mexico, within the Gijosa Grant; located in projected Section 22, Township 25 North, Range 12 East, NMPM; described as part of Tracts 46, 47, all of Map 42, Survey 2 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the most easterly corner of this tract, and the true point of beginning, from whence Triangulation Station "Gravel", a 1973 State Engineer Office brass cap monument found, bears S 32° 13' 39" W, 2926.87 feet distant, thence;

S 47° 30' 45" W, 31.59 feet to a 5/8 inch rebar set, thence;
 S 48° 39' 57" W, 188.83 feet to a 1/2 inch rebar found, thence;
 S 46° 30' 20" W, 141.20 feet to a 1/2 inch rebar found, thence;
 S 46° 22' 16" W, 48.20 feet to a 1/2 inch rebar found, thence;
 S 46° 30' 59" W, 241.62 feet to a 1/2 inch rebar found for the most southerly corner of this tract on the northeasterly line of Las Tusas Road (County Road AC-030), thence along said northeasterly line;
 N 46° 57' 30" W, 78.47 feet to a 5/8 inch rebar set, thence;
 N 12° 17' 48" W, 130.84 feet to a 1/2 inch rebar found for the most westerly corner of this tract, thence leaving said northeasterly line of Las Tusas Road;
 N 48° 30' 48" E, 432.57 feet to a 5/8 inch rebar set, thence;
 N 48° 16' 25" E, 161.92 feet to a 5/8 inch rebar set for the most northerly corner of this tract, thence;
 S 41° 35' 56" E, 177.79 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 2.668 acres, more or less, as shown on a survey plat entitled "Dolores M. Montoya (Estate)", being project no. 1228LC, dated 11/10/03, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 13-A.

SUBJECT TO:

1. Reservations as contained in patent from the United States of America to Gijosa Land Grant, dated October 26, 1908, and filed for record in Book A-28, Pages 228-229.
2. Agreement dated November 20, 1992 from Polito V. Montoya, et al. to Alcario Chacon, filed for record in Book M-92, Page 377.
3. Right of Way Easement notarized April 17, 1986 in favor of Kit Carson Electric Cooperative, Inc., filed for record in Book M-112, Page 864.
4. Right of Way Easement notarized April 17, 1986 in favor of Kit Carson Electric Cooperative, Inc., filed for record in Book M-111, Page 793.
5. Any easement or claim of easement for sanitary sewer line, sewer manholes and overhead power lines; twenty foot (20') ingress, egress and utility easement for the benefit of the adjoining Tract B (Tract C only); ditch/acequia easement and rights incident to use and maintenance of the ditch/acequia; deviation of fence line from surveyed property line; all as shown on a survey plat entitled "Dolores M. Montoya (Estate)", being project no. 1228LC, dated 11/10/03, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 13-A.
6. Any easement or claim of easement arising out of use of dirt tracks (Tract C-1); any easement or claim of easement for sanitary sewer line, sewer manholes and overhead power lines; twenty foot (20') ingress, egress and utility easement for the benefit of the adjoining Tract B (Tract C only); ditch/acequia easement and rights incident to use and maintenance of the ditch/acequia; deviation of fence line from surveyed property line; all as shown on an Improvement Location Report dated July 19, 2004, by Joddie J. Valdez, NMPS #8497, as Job #602.

with warranty covenants.

WITNESS my hand and seal this 28th day of July, 2004.

Sandra J. Montoya
(Signature of Personal
Representative), as Personal
Representative of the ESTATE OF
DOLORES M. MONTOYA, Deceased

(Name of Personal Representative
Printed)

ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY

STATE OF VA)
COUNTY OF VA Beach) ss.

This instrument was acknowledged before me on July 28th,
2004 by Kendall B. Wyatt Sandra J. Montoya, as Personal
(Name of Personal Representative-Printed)
Representative of the ESTATE OF DOLORES M. MONTOYA, Deceased.

Kendall B. Wyatt
Notary Public

My Commission Expires:

6-20-06



NOTARY PUBLIC
STATE OF VIRGINIA

I hereby certify that the foregoing instrument was
acknowledged before me on the 2nd day of Aug, A.D.
2004 at 2:45:13 P.M. in M450
92-974

Dolores Montoya
Deceased

99010260

WARRANTY DEED (JOINT TENANTS)

TAOS COUNTY
ELAINE S. MONTANO, CLERK
000302185
Book 480 Page 112
1 of 2
02/25/2005 01:06:50 PM
BY DOLORES

FELIPE RODRIGUEZ, a married man dealing with his sole and separate property, for consideration paid, grants to SIGRID FREDERICKSON MONTECINOS, a married woman dealing with her and sole and separate property, and ARMAND F. FREDERICKSON, a single man, as joint tenants with right of survivorship, whose address is P.O. Box 131, Ranchos de Taos, New Mexico 87557, the following described real estate in Taos County, New Mexico:

Tract C-4

A certain tract of land in Los Cordovas, Taos County, New Mexico, within the Gijosa Grant; located in projected Section 22, Township 25 North, Range 12 East, NMPM; described as part of Tracts 46 and 47, all of Map 42, Survey 2 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the most easterly corner of this tract, and the true point of beginning, from whence Triangulation Station "Gravel", a 1973 State Engineer Office brass cap monument found, bears S 32° 13' 39" W, 2926.87 feet distant, thence;

S 47° 30' 45" W, 31.59 feet to a 5/8 inch rebar set, thence;
S 48° 39' 57" W, 188.83 feet to a 5/8 inch rebar set for the most southerly corner of this tract, thence;
N 40° 04' 07" W, 177.21 feet to a 5/8 inch rebar found for the most westerly corner of this tract, thence;
N 48° 30' 48" E, 53.77 feet to a 5/8 inch rebar previously set, thence;
N 48° 16' 25" E, 161.92 feet to a 5/8 inch rebar set for the most northerly corner of this tract, thence;
S 41° 35' 56" E, 177.79 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 38,740 square feet, or 0.889 of an acre, more or less, and accrues an ingress, egress and utility easement twenty feet (20') in width southwesterly to Las Tusas Road (County Road A-030), which easement is being granted and created pursuant to the terms of this deed, all as shown on a survey plat entitled "Felipe Rodriguez", being project no. 1228LC3, dated 01/28/05, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 50-B. Together with any appurtenant water rights.

SUBJECT TO:

1. Reservations as contained in patent from the United States of America to Gijosa Land Grant, dated October 26, 1908, and filed for record in Book A-28, Pages 228-229.
2. Agreement dated November 20, 1992 between Polito V. Montoya, et al. to Alcario Chacon, filed for record in Book M-92, Page 377.
3. Right of Way Easement notarized April 17, 1986 in favor of Kit Carson Electric Cooperative, Inc., filed for record in Book M-112, Page 864.

TAOS COUNTY
ELAINE S. MONTANO, CLERK
000302185
Book 480 Page 113
2 of 2
02/25/2005 01:06:50 PM
BY DOLORES

4. Right of Way Easement notarized April 17, 1986 in favor of Kit Carson Electric Cooperative, Inc., filed for record in Book M-111, Page 793.

5. Any easement or claim of easement for sanitary sewer line, sewer manholes and overhead power lines; twenty foot (20') ingress, egress and utility easement for the benefit of the adjoining Tract B (Tract C only); ditch/acequia easement and rights incident to use and maintenance of the ditch/acequia; deviation of fence line from surveyed property line; all as shown on a survey plat entitled "Dolores M. Montoya (Estate)", being project no. 1228LC, dated 11/10/03, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 13-A.

6. Any easement or claim of easement arising out of use of dirt tracks (Tract C-1); any easement or claim of easement for sanitary sewer line, sewer manholes and overhead power lines; twenty foot (20') ingress, egress and utility easement for the benefit of the adjoining Tract B (Tract C only); ditch/acequia easement and rights incident to use and maintenance of the ditch/acequia; deviation of fence line from surveyed property line; all as shown on an Improvement Location Report dated July 19, 2004, by Joddie J. Valdez, NMPS #8497, as Job #602.

7. Any easements or claims of easement for existing utilities and any buried utility lines associated therewith; twenty foot (20') ingress, egress and utility easement for the benefit of the adjoining Tract B; ditch/acequia easement and rights incident to use and maintenance of the ditch/acequia; deviation of fence line from surveyed property line; well casing; septic tank; as shown on a survey plat entitled "Felipe Rodriguez", being project no. 1228LC3, dated 01/28/05, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 50-B.

with warranty covenants.

WITNESS my hand and seal this 21 day of February, 2005.

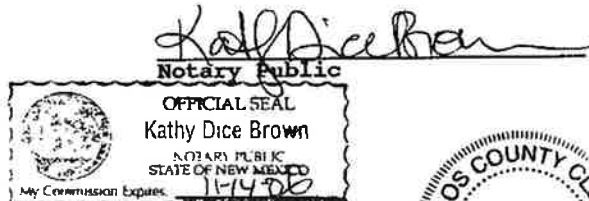
Felipe Rodriguez
FELIPE RODRIGUEZ

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

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

This instrument was acknowledged before me on February 21, 2005 by FELIPE RODRIGUEZ, a married man dealing with his sole and separate property.

My Commission Expires: _____



FMNT 99010260

WARRANTY DEED (JOINT TENANCY)

SIGRID FREDERICKSON MONTECINOS, a/k/a SIGRID F. LONG, a single person, for consideration paid, grants to MICHAEL OWEN WINEMILLER and DONNA EILEEN WINEMILLER, husband and wife, as joint tenants with right of survivorship, whose address is 5723 Brushy Creek Trail, Dallas, Texas 75252, the following described real estate in Taos County, New Mexico:

Tract C-4

A certain tract of land in Los Cordovas, Taos County, New Mexico, within the Gijosa Grant; located in projected Section 22, Township 25 North, Range 12 East, New Mexico Principal Meridian; described as part of Tracts 46 and 47, all of Map 42, Survey 2 of the 1941 Taos County Reassessment Survey, and more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{5}{8}$ inch rebar found for the most easterly corner of this tract, and the true point of beginning, from whence triangulation station "Gravel", a 1973 State Engineer Office brass cap monument found, bears S 32° 13' 39" W, 2926.87 feet distant, thence;

S 47° 30' 45" W, 31.59 feet to a $\frac{5}{8}$ inch rebar set, thence;

S 48° 39' 57" W, 188.83 feet to a $\frac{5}{8}$ inch rebar set for the most southerly corner of this tract, thence;

N 40° 04' 07" W, 177.21 feet to a $\frac{5}{8}$ inch rebar found for the most westerly corner of this tract, thence;

N 48° 30' 48" E, 53.77 feet to a $\frac{5}{8}$ inch rebar previously set, thence;

N 48° 16' 25" E, 161.92 feet to a $\frac{5}{8}$ inch rebar set for the most northerly corner of this tract, thence;

S 41° 35' 56" E, 177.79 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 0.889 acre, more or less.

SUBJECT TO:

1. Reservations as contained in the patent from the United States of America to the Gijosa Land Grant, dated October 26, 1908 and filed for record in Book A-28 at pages 228-229, records of Taos County, New Mexico.

2. Agreement dated November 20, 1992, from Polito V. Montoya, et al., to Alcario Chacon, and filed for record in Book M-92 at page 377, records of Taos County, New Mexico.
3. Right-of-Way Easement notarized April 17, 1986, in favor of Kit Carson Electric Cooperative, Inc., and filed for record in Book M-112 at page 864, records of Taos County, New Mexico.
4. Right-of-Way Easement notarized April 17, 1986, in favor of Kit Carson Electric Cooperative, Inc., and filed for record in Book M-111 at page 793, records of Taos County, New Mexico.
5. Sanitary sewer lines, twenty foot (20') ingress, egress and utility easement, sewer manhole and deviation of fence line from property boundary; all as more fully shown on that plat of survey entitled, "Dolores M. Montoya Estate", by Lawrence S. Montoya, NMPS #12349, dated November 10, 2003, bearing project no. 1228LC and being filed for record in Cabinet E at page 13-A, records of Taos County, New Mexico.
6. Rights incident to the use and maintenance of the irrigation ditches/acequias and culverts.
7. Twenty foot (20') ingress, egress and utility easement (including dirt track drive and gravel driveway), deviation of fence line from property boundary and any easements or claims of easement for the well casing, septic tank, septic cleanouts and telephone pedestal, and any underground utility lines associated therewith; all as more fully shown on that Improvement Location Report entitled, "Montecinos & Frederickson to Winemiller", by Craig T. Gillio, NMLS #14833, of Taos Surveying, dated August 14, 2020 and bearing project no. 220-151.

with warranty covenants.

Witness my hand and seal this 18 day of August, 2020.


SIGRID FREDERICKSON
MONTECINOS, a/k/a SIGRID F.
LONG

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF New Mexico)
) ss.
COUNTY OF TAOS)

This instrument was acknowledged before me on August 18, 2020 by SIGRID FREDERICKSON MONTECINOS, a/k/a SIGRID F. LONG, a single person.


Notary Public

My Commission Expires:

11-14-2022



John R. D Antonio, Jr., P.E.
State Engineer



Santa Fe Office
PO BOX 25102
SANTA FE, NM 87504-5102

**STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER**

Trn Nbr: 679612
File Nbr: RG 83310

Sep. 25, 2020

CHRISTOPHER JOHN STACHURA
MICHAEL OWEN WINEMILLER
5723 BUSHY CREEK TRAIL
DALLAS, TX 75252

Greetings:

Enclosed is one original copy of a Change of Ownership of a Water Right submitted to this office for filing. This Change of Ownership is accepted for filing in accordance with Section 72-1-2.1, NMSA 1978 (1996 Supp.), effective May 15, 1996. The acceptance by the State Engineer Office does not constitute validation of the right claimed.

According to Section 72-1-2.1, NMSA 1978 (1996 Supp.), you must record this Change of Ownership with the clerk of the county in which the water is located. The filing shall be public notice of the existence and contents of the instruments so recorded.

Sincerely,


Jacob Romero
(505) 827-6120

Enclosure

chngowrc

John R. D Antonio, Jr., P.E.
State Engineer



Santa Fe Office
PO BOX 25102
SANTA FE, NM 87504-5102

**STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER**

Trn Nbr: 679612
File Nbr: RG 83310

Sep. 25, 2020

CHRISTOPHER JOHN STACHURA
DONNA EILEEN WINEMILLER
5723 BRUSHY CREEK TRAIL
DALLAS, TX 75252

Greetings:

Enclosed is one original copy of a Change of Ownership of a Water Right submitted to this office for filing. This Change of Ownership is accepted for filing in accordance with Section 72-1-2.1, NMSA 1978 (1996 Supp.), effective May 15, 1996. The acceptance by the State Engineer Office does not constitute validation of the right claimed.

According to Section 72-1-2.1, NMSA 1978 (1996 Supp.), you must record this Change of Ownership with the clerk of the county in which the water is located. The filing shall be public notice of the existence and contents of the instruments so recorded.

Sincerely,

A handwritten signature in cursive script that reads "Jacob Romero".

Jacob Romero
(505) 827-6120

Enclosure

chngowrc

STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER



STATE OF NEW MEXICO
OFFICE OF THE STATE ENGINEER
DISTRICT VI-SANTA FE

John R. D'Antonio Jr., P.E.
State Engineer

Water Rights Division
P.O. Box 25102
Santa Fe, NM 87504-5102
Phone: (505) 827-6120
Fax: (505) 827-6682

October 7, 2020

Michael Winemiller
Donna Winemiller
5723 Bushy Creek Trail
Dallas, TX 75252

*RE: Change of Ownership of Surface Water Right, OSE File No. SD-0942 (Sub-file- 2.42.47)
Los Cordovas Ditch No. 1, Rio Grande del Rancho, Rio Grande*

Greetings:

The Change of Ownership of Surface Water Right that you submitted to the Office of the State Engineer has been accepted for filing in accordance with Section 72-1-2.1, NMSA, 1978 (1996 Supplement). The acceptance by the State Engineer Office does not constitute validation of the right claimed.

Enclosed is an original of the document. According to section 72-1-2.1, NMSA 1978 (1996 Supplement), you must record the Change of Ownership with the Clerk of the county in which the water right is located. The filing shall be public notice of the existence and contents of the instruments so recorded. Please refer to the file number in any future correspondence with this Office.

If you have any questions, please feel free to contact me at (505) 827-6120.

Sincerely,

A handwritten signature in black ink, appearing to read "R Lusher".

Rick Lusher
Water Rights Division

Enclosure
cc: File

File No.:



NEW MEXICO OFFICE OF THE STATE ENGINEER

CHANGE OF OWNERSHIP OF WATER RIGHT (NON-72-12-1) FOR (check one):



Important: Acceptance of the form for filing by the State Engineer does not constitute verification of the right conveyed.

- | | |
|---|--|
| ☒ Individual
☐ Trustee
☐ Estate
☐ Tribes, Pueblos, Nation | ☐ Corporation
☐ Partnership
☐ Limited Liability Co.
☐ Governmental Entity |
|---|--|

1. OWNER OF RECORD (Seller)

Name: Polito V. Montoya (via intermediate ownership)		Name:
Phone: ☐ Home ☐ Cell	Phone: ☐ Home ☐ Cell	
Phone (Work):	Phone (Work):	
a. Owner of Record File No.: 0942	b. Sub-file No.: 2.42.47	c. Cause No.: 7896 & 7939

2. NEW OWNER (Buyer) **Note: If more owners need to be listed, attach a separate sheet. Attached?** ☐ Yes

Name: Michael Owen Winemiller	Name: Donna Eileen Winemiller
Contact or Agent: Christopher John Stachura - Attorney at Law ☒ check here if Agent	Contact or Agent: Christopher John Stachura - Attorney at Law ☒ check here if Agent
Mailing Address: 5723 Brushy Creek Trail	Mailing Address: 5723 Brushy Creek Trail
City: Dallas	City: Dallas
State: Texas Zip Code: 75252	State: Texas Zip Code: 75252
Phone: ☐ Home ☐ Cell	Phone: ☐ Home ☐ Cell
Phone (Work): 505 620-1438 (agent)	Phone (Work): 505 620-1438 (agent)
E-mail (optional):	E-mail (optional):

Required: Submit warranty deed(s) or other instrument(s) of conveyance properly recorded with the county clerk's office.

3. PURPOSE OF USE & AMOUNT CONVEYED

Check all that apply: ☐ Domestic ☐ Industrial ☐ Livestock ☐ Commercial ☒ Irrigation ☐ Other Uses (specify): _____ ☐ Municipal	Amount of Water (acre-feet per annum): If more details are needed, type "See Comments" in "Other" field below, and explain in Additional Statements Section. Diversion: 1.22682 Consumptive Use: _____ Other (include units): _____
Owner of record has conveyed all or part of said right (please check one) ☐ All ☒ Part	

FOR OSE INTERNAL USE

Change of Ownership, Form wr-02, Rev 10/21/19

File No.:	Trm. No.:	Well Tag ID No.: (if applicable):
Trans Desc. (optional):	Sub-Basin:	Receipt No.:

4. LIST ALL KNOWN POINT(S) OF DIVERSION (POD) FOR THE WATER RIGHT CONVEYED

OSE POD No.:	Well Tag ID No.:	Subdivision and/or Lat/Long or Easting/Northing	Section	Township	Range
0942		Los Cordovas Ditch No. 1			
		Tract No. 47, Map No. 40, Survey No. 2; NM Ass. Sur.			

Check all that apply: ☐ Well ☐ Pump ☒ Ditch Name (see above) ☒ River Course Rio Grande del Rancho

5. PLACE(S) OF USE (list each individually)

a. 0.4445 Acres of Irrigated Land Described as Follows (applicable to irrigation use only):

b. Legally Described By: ☒ Public Land Survey System (PLSS) ☒ Hydrographic Survey Report or Map ☐ Irrigation or Conservation District Map ☐ Subdivision	c. PLSS Section <u>and/or</u> Map No. <u>and/or</u> Lot No.	d. PLSS Township <u>and/or</u> Tract No. (Please list each tract individually) <u>and/or</u> Block No.	e. PLSS Range	f. Acres	g. Priority
PLSS Quarters or Halves, <u>and/or</u> Name of Hydrographic Survey or District, <u>and/or</u> Name and County of Subdivision					
Rio Grande del Rancho Hydrographic Survey	Sheet 2.42	Tract 47		0.4445	1824
	22	25 North	12 East		

h. Other description relating place of use to common landmarks, streets, or other:
Property is physically located at 23 Las Tusas, Ranchos de Taos, New Mexico 87557

i. Place of use is located in the following counties:
Taos

j. Place of use is on land owned by:
Michael Owen Winemiller and Donna Eileen Winemiller

k. Are there other sources of water for these lands? No ☒ Yes ☐ If yes, describe by OSE file number:

Note: If on Federal or State Land, please provide copy of lease

6. ADDITIONAL STATEMENTS OR EXPLANATIONS

Property is located within the Gijosa Grant of Taos County, also described as part of Tract 47, Map 42, Survey 2 of the 1941 Taos County Reassessment Survey. Copies of the recorded documents from the owner of record (Montoya) to the current owners (Winemiller) are attached hereto. First New Mexico title company file no. 99010260.

FOR OSE INTERNAL USE

Change of Ownership, Form wr-02, Rev 10/21/19

File No.:	Trn. No.:	Well Tag ID No. (if applicable):
Trans Desc. (optional):	Sub-Basin:	Receipt No.:

7. CONSENT TO LAWFUL CHANGE IN PLACE AND/OR PURPOSE OF USE

(to be completed only if it is an irrigation water right and has been conveyed separate from the land to which it was appurtenant.)

(I, We) the above owner(s) of record, hereby consent to a lawful change in the place and/or purpose of use of the above-described water right:

Signature

Signature

ACKNOWLEDGEMENT FOR INDIVIDUAL

I, We (name of owner(s)), Michael Owen Winemiller and Donna Eileen Winemiller, husband and wife, as joint tenants with right of survivorship
Print Name(s)

affirm that the foregoing statements are true to the best of (my, our) knowledge and belief.

Signature

Signature

State of

New Mexico

)

County of

Taos

ss.)

This instrument was acknowledged before me this 21 day of August A.D., 20 20, by (name of owner(s)):

Michael Owen Winemiller

Notary Public:

My commission expires:

Kathleen Dice
11-14-2022

ACKNOWLEDGEMENT FOR CORPORATION

I, We (name of owner(s)),

Print Name(s)

affirm that the foregoing statements are true to the best of (my, our) knowledge and belief.

Officer Signature

Officer Signature

State of

)

ss.)

County of

)

This instrument was acknowledged before me this _____ day of _____ A.D., 20 _____, by the following on behalf of said corporation.

Name of Officer: _____

Title of Officer: _____

Name of Corporation Acknowledging: _____

State of Corporation: _____

Notary Public: _____

My commission expires: _____

FOR OSE INTERNAL USE

Change of Ownership, Form wr-02, Rev 10/21/19

File No.:	Tm. No.:	Well Tag ID No. (if applicable):
Trans Desc. (optional):	Sub-Basin:	Receipt No.:

WARRANTY DEED

DOLORES C. MONTOYA, a single person

to HIPOLITO V. MONTOYA a/k/a POLITO V. MONTOYA and DOLORES M. MONTOYA, his wife, for consideration paid, grant as joint tenants.

whose address is Box 119
Taos, New Mexico 87571

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

All the following described properties described in EXHIBIT "A" attached hereto and made a part of this instrument.

with warranty covenants.

WITNESS my hand and seal this 16th day of July, 1979.

(Seal) Dolores C. Montoya (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

Taos

ss.

The foregoing instrument was acknowledged before me this 16th day of July, 1979, by Dolores C. Montoya, a single person.

(Name or Names of Person or Persons Acknowledging)

My commission expires: 2/10/1983

(Seal)

NOTARY PUBLIC

Gloria Montoya
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

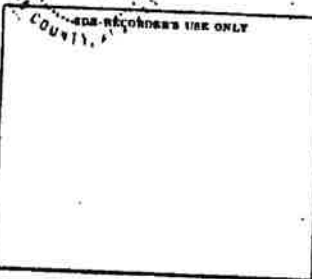
The foregoing instrument was acknowledged before me this day of , 1979.

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

(State of Incorporation) corporation, on behalf of said corporation.

My commission expires: (Seal)
Notary Public



All the following described properties as follow to-wit:

All of Section Twenty-One (21), Township 26 North, Range 11 East,
New Mexico Principal Meridian.
Containing 640 acres.

All of Section 28, Township 26 North, Range 11 East,
New Mexico Principal Meridian.
Containing 640 acres.

All of Section 33, Township 27 North, Range 11 East
New Mexico Principal Meridian.
Containing 640 Acres.

A parcel of land measuring fifty two varas wide and bounded and situated in Pct. 2, and
described as follows:

On the North with the Pueblo River,
On the South Los Alamos Road
On the East with property of Celso Trujillo
On the West with property of Eli Chavez.

Together with all water rights and egress and ingress rights that said
property has always enjoyed.

A parcel of land being in Precint No. 2, Taos County, New Mexico, bounded
and described as follows:

On North with property of Felipe Vigil and Sara E. Martinez
On the South with property of Ciria M. Montoya
On the East with property of Felipe Vigil
On the West with property of Juan Lorenzo Naca.

Together with all water rights and egress and ingress rights that the said
property has always enjoyed.

This two parcel being and intended to be the same property conveyed from
Felis K. Salazar, widow to Hipolito V. Montoya, and recorded Book A-58
at page 80, Records of Taos County, New Mexico.

Also

A certain parcel of land situated in Pct. 2, and bounded as follows
to wit:

On the North by the Public Road and Pueblo Creek
On the South by property of Tito Montoya
On the East by property of Ciria Montoya
On the West by property of Belfino Valerio

This parcel of land being more particularly described as being part of
Tract 34, Map 42, Survey 2, New Mexico Reassessment Survey of 1941,
Containing 6.281 acres.

This being and intended to be the same property conveyed from Evelyn
Salazar to Hipolito V. Montoya.

Also

A parcel of land situated in Pct. 2, containing 6 1/2 acres, and bounded as
follows:

On the North by property of Manuel Martinez
On the South by property of Hipolito Montoya
On the East by property of George LeDoux
On the West by El Camino del Medio.

Together with all water rights and rights of ingress and egress,
This being and intended to be the same property conveyed from Mr. & Mrs. Felipe
Vigil to Hipolito Montoya, and recorded in Book A-58 at pages 79-80, Records
of Taos County, New Mexico.

EXHIBIT "A"

STATE OF NEW MEXICO, } ss.
COUNTY OF TAOS.

This instrument was filed for record on
the 19 day of October A.D., 1981
at 3:40 o'clock P.M. and duly recorded
in Book A-159 Page 793-794 Recorded 10-22-81

Maria Laniari Baller

COUNTY CLERK & RECORDER

BY: *Quarry*

DEPUTY



#120731
8:40
10-15-87

AFFIDAVIT

STATE OF NEW MEXICO)
COUNTY OF Tan) ss.

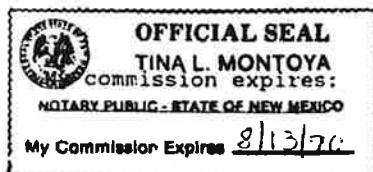
Dolores M. Montoya, being first duly sworn upon her oath, states as follows:

1. Hipolito V. Montoya, a/k/a Polito V. Montoya died resident and domiciled in Taos County, New Mexico on June 7, 1987. A certified copy of the death certificate is attached hereto as Exhibit A.
2. At the time of his death, he held a joint tenancy interest in real estate appearing on the records of Taos County, New Mexico, in Book A-159, at Pages 793/794.
3. Affiant is the surviving spouse and surviving joint tenant of the decedent and therefore, is vested with the entire title to said property by operation of law.
4. Administration of decedent's probate estate has been commenced in the Eighth Judicial District Court of Taos County, New Mexico, in Cause No. 87-25-PB; affiant is personal representative of decedent's probate estate pursuant to letters of administration issued August 26, 1987; notice to creditors was first published September 3, 1987, claims timely presented were allowed, all other claims are barred by operation of law; all expenses of administration and federal or state death taxes have been paid or will be paid by the personal representative on behalf of the estate during the course of the administration of the estate.

Dated this 9 day of Sept Oct, 1987. D.M.

Dolores M. Montoya
DOLORES M. MONTOYA

Subscribed and sworn to and acknowledged before me by Dolores M. Montoya this 14 day of October, 1987.



Tina L. Montoya
Notary Public

#294684
8-2-04
2:45:13

WARRANTY DEED

SANDRA J. MONTOYA, Personal Representative of the ESTATE OF DOLORES M. MONTOYA, Deceased, for consideration paid, grants to FELIPE RODRIGUEZ, a married man dealing with his sole and separate property, whose address is P.O. Box 1031, Ranchos de Taos, New Mexico 87557, the following described real estate in Taos County, New Mexico:

Tract C-1

A certain tract of land in Los Cordovas, Taos County, New Mexico, within the Gijosa Grant; located in projected Sections 22 & 27, Township 25 North, Range 12 East, NMPM; described as Tract 68, Map 42, and part of Tract 25, Map 45, all of Survey 2 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the most southerly corner of this tract, and the true point of beginning, from whence Triangulation Station "Gravel", a 1973 State Engineer Office brass cap monument found, bears S 10° 42' 34" W, 1343.24 feet distant, thence;

N 48° 47' 58" W, 135.47 feet to a 5/8 inch rebar set for the most westerly corner of this tract, thence;

N 50° 57' 53" E, 1103.05 feet to a 1/2 inch rebar found for the most northerly corner of this tract on the southwesterly line of Las Tusas Road (County Road AC-030), thence along said southwesterly line;

S 17° 54' 14" E, 42.70 feet to a 5/8 inch rebar set, thence;

S 40° 36' 46" E, 65.44 feet to a 5/8 inch rebar set for the most easterly corner of this tract, thence leaving said southwesterly line of Las Tusas Road;

S 49° 26' 41" W, 416.91 feet to a 1/2 inch rebar found, thence;

S 49° 26' 53" W, 649.94 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 2.962 acres, more or less, as shown on a survey plat entitled "Dolores M. Montoya (Estate)", being project no. 1228LC, dated 11/10/03, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 13-A. Together with any appurtenant water rights.

AND

Tract C

A certain tract of land in Los Cordovas, Taos County, New Mexico, within the Gijosa Grant; located in projected Section 22, Township 25 North, Range 12 East, NMPM; described as part of Tracts 46, 47, all of Map 42, Survey 2 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the most easterly corner of this tract, and the true point of beginning, from whence Triangulation Station "Gravel", a 1973 State Engineer Office brass cap monument found, bears S 32° 13' 39" W, 2926.87 feet distant, thence;

S 47° 30' 45" W, 31.59 feet to a 5/8 inch rebar set, thence;
 S 48° 39' 57" W, 188.83 feet to a 1/2 inch rebar found, thence;
 S 46° 30' 20" W, 141.20 feet to a 1/2 inch rebar found, thence;
 S 46° 22' 16" W, 48.20 feet to a 1/2 inch rebar found, thence;
 S 46° 30' 59" W, 241.62 feet to a 1/2 inch rebar found for the most southerly corner of this tract on the northeasterly line of Las Tusas Road (County Road AC-030), thence along said northeasterly line;
 N 46° 57' 30" W, 78.47 feet to a 5/8 inch rebar set, thence;
 N 12° 17' 48" W, 130.84 feet to a 1/2 inch rebar found for the most westerly corner of this tract, thence leaving said northeasterly line of Las Tusas Road;
 N 48° 30' 48" E, 432.57 feet to a 5/8 inch rebar set, thence;
 N 48° 16' 25" E, 161.92 feet to a 5/8 inch rebar set for the most northerly corner of this tract, thence;
 S 41° 35' 56" E, 177.79 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 2.668 acres, more or less, as shown on a survey plat entitled "Dolores M. Montoya (Estate)", being project no. 1228LC, dated 11/10/03, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 13-A.

SUBJECT TO:

1. Reservations as contained in patent from the United States of America to Gijosa Land Grant, dated October 26, 1908, and filed for record in Book A-28, Pages 228-229.
2. Agreement dated November 20, 1992 from Polito V. Montoya, et al. to Alcario Chacon, filed for record in Book M-92, Page 377.
3. Right of Way Easement notarized April 17, 1986 in favor of Kit Carson Electric Cooperative, Inc., filed for record in Book M-112, Page 864.
4. Right of Way Easement notarized April 17, 1986 in favor of Kit Carson Electric Cooperative, Inc., filed for record in Book M-111, Page 793.
5. Any easement or claim of easement for sanitary sewer line, sewer manholes and overhead power lines; twenty foot (20') ingress, egress and utility easement for the benefit of the adjoining Tract B (Tract C only); ditch/acequia easement and rights incident to use and maintenance of the ditch/acequia; deviation of fence line from surveyed property line; all as shown on a survey plat entitled "Dolores M. Montoya (Estate)", being project no. 1228LC, dated 11/10/03, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 13-A.
6. Any easement or claim of easement arising out of use of dirt tracks (Tract C-1); any easement or claim of easement for sanitary sewer line, sewer manholes and overhead power lines; twenty foot (20') ingress, egress and utility easement for the benefit of the adjoining Tract B (Tract C only); ditch/acequia easement and rights incident to use and maintenance of the ditch/acequia; deviation of fence line from surveyed property line; all as shown on an Improvement Location Report dated July 19, 2004, by Joddie J. Valdez, NMPS #8497, as Job #602.

with warranty covenants.

WITNESS my hand and seal this 28th day of July, 2004.

Sandra J. Montoya
(Signature of Personal
Representative), as Personal
Representative of the ESTATE OF
DOLORES M. MONTOYA, Deceased

(Name of Personal Representative
Printed)

ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY

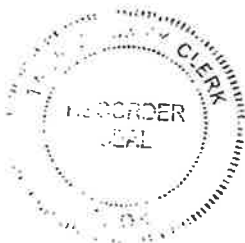
STATE OF VA }
COUNTY OF VA Beach } ss.

This instrument was acknowledged before me on July 28th,
2004 by Sandra J. Montoya, as Personal
(Name of Personal Representative-Printed)
Representative of the ESTATE OF DOLORES M. MONTOYA, Deceased.

Leah B. Wyatt
Notary Public

My Commission Expires:

6-20-06



COMMUNICATIONS YES
NOTARY PUBLIC YES

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears to me.
2nd Aug 2004 2:45 PM M450
92-974

Leah B. Wyatt
Notary Public

99010260

WARRANTY DEED (JOINT TENANTS)

TAOS COUNTY
ELAINE S. MONTANO, CLERK
000302185
Book 480 Page 112
1 of 2
02/25/2005 01:06:50 PM
BY DOLORES

FELIPE RODRIGUEZ, a married man dealing with his sole and separate property, for consideration paid, grants to SIGRID FREDERICKSON MONTECINOS, a married woman dealing with her and sole and separate property, and ARMAND F. FREDERICKSON, a single man, as joint tenants with right of survivorship, whose address is P.O. Box 131, Ranchos de Taos, New Mexico 87557, the following described real estate in Taos County, New Mexico:

Tract C-4

A certain tract of land in Los Cordovas, Taos County, New Mexico, within the Gijosa Grant; located in projected Section 22, Township 25 North, Range 12 East, NMPM; described as part of Tracts 46 and 47, all of Map 42, Survey 2 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the most easterly corner of this tract, and the true point of beginning, from whence Triangulation Station "Gravel", a 1973 State Engineer Office brass cap monument found, bears S 32° 13' 39" W, 2926.87 feet distant, thence;

S 47° 30' 45" W, 31.59 feet to a 5/8 inch rebar set, thence;
S 48° 39' 57" W, 188.83 feet to a 5/8 inch rebar set for the most southerly corner of this tract, thence;
N 40° 04' 07" W, 177.21 feet to a 5/8 inch rebar found for the most westerly corner of this tract, thence;
N 48° 30' 48" E, 53.77 feet to a 5/8 inch rebar previously set, thence;
N 48° 16' 25" E, 161.92 feet to a 5/8 inch rebar set for the most northerly corner of this tract, thence;
S 41° 35' 56" E, 177.79 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 38,740 square feet, or 0.889 of an acre, more or less, and accrues an ingress, egress and utility easement twenty feet (20') in width southwesterly to Las Tusas Road (County Road A-030), which easement is being granted and created pursuant to the terms of this deed, all as shown on a survey plat entitled "Felipe Rodriguez", being project no. 1228LC3, dated 01/28/05, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 50-B. Together with any appurtenant water rights.

SUBJECT TO:

1. Reservations as contained in patent from the United States of America to Gijosa Land Grant, dated October 26, 1908, and filed for record in Book A-28, Pages 228-229.
2. Agreement dated November 20, 1992 between Polito V. Montoya, et al. to Alcario Chacon, filed for record in Book M-92, Page 377.
3. Right of Way Easement notarized April 17, 1986 in favor of Kit Carson Electric Cooperative, Inc., filed for record in Book M-112, Page 864.

TAOS COUNTY
ELAINE S. MONTANO, CLERK
000302185
Book 480 Page 113
2 of 2
02/25/2005 01:06:50 PM
BY DOLORES

4. Right of Way Easement notarized April 17, 1986 in favor of Kit Carson Electric Cooperative, Inc., filed for record in Book M-111, Page 793.

5. Any easement or claim of easement for sanitary sewer line, sewer manholes and overhead power lines; twenty foot (20') ingress, egress and utility easement for the benefit of the adjoining Tract B (Tract C only); ditch/acequia easement and rights incident to use and maintenance of the ditch/acequia; deviation of fence line from surveyed property line; all as shown on a survey plat entitled "Dolores M. Montoya (Estate)", being project no. 1228LC, dated 11/10/03, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 13-A.

6. Any easement or claim of easement arising out of use of dirt tracks (Tract C-1); any easement or claim of easement for sanitary sewer line, sewer manholes and overhead power lines; twenty foot (20') ingress, egress and utility easement for the benefit of the adjoining Tract B (Tract C only); ditch/acequia easement and rights incident to use and maintenance of the ditch/acequia; deviation of fence line from surveyed property line; all as shown on an Improvement Location Report dated July 19, 2004, by Joddie J. Valdez, NMPS #8497, as Job #602.

7. Any easements or claims of easement for existing utilities and any buried utility lines associated therewith; twenty foot (20') ingress, egress and utility easement for the benefit of the adjoining Tract B; ditch/acequia easement and rights incident to use and maintenance of the ditch/acequia; deviation of fence line from surveyed property line; well casing; septic tank; as shown on a survey plat entitled "Felipe Rodriguez", being project no. 1228LC3, dated 01/28/05, by Lawrence S. Montoya, NMPS no. 12349, filed in Cabinet E, Page 50-B.

with warranty covenants.

WITNESS my hand and seal this 21 day of February, 2005.

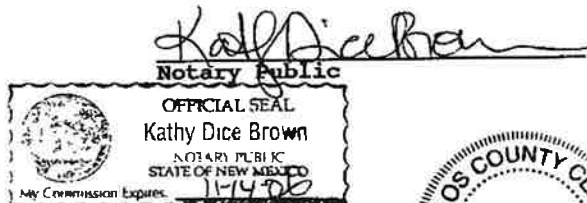
Felipe Rodriguez
FELIPE RODRIGUEZ

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

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

This instrument was acknowledged before me on February 21, 2005 by FELIPE RODRIGUEZ, a married man dealing with his sole and separate property.

My Commission Expires: _____



①

FHMT 99010260

WARRANTY DEED (JOINT TENANCY)

SIGRID FREDERICKSON MONTECINOS, a/k/a SIGRID F. LONG, a single person, for consideration paid, grants to MICHAEL OWEN WINEMILLER and DONNA EILEEN WINEMILLER, husband and wife, as joint tenants with right of survivorship, whose address is 5723 Brushy Creek Trail, Dallas, Texas 75252, the following described real estate in Taos County, New Mexico:

Tract C-4

A certain tract of land in Los Cordovas, Taos County, New Mexico, within the Gijosa Grant; located in projected Section 22, Township 25 North, Range 12 East, New Mexico Principal Meridian; described as part of Tracts 46 and 47, all of Map 42, Survey 2 of the 1941 Taos County Reassessment Survey, and more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{5}{8}$ inch rebar found for the most easterly corner of this tract, and the true point of beginning, from whence triangulation station "Gravel", a 1973 State Engineer Office brass cap monument found, bears S 32° 13' 39" W, 2926.87 feet distant, thence;

S 47° 30' 45" W, 31.59 feet to a $\frac{5}{8}$ inch rebar set, thence;

S 48° 39' 57" W, 188.83 feet to a $\frac{5}{8}$ inch rebar set for the most southerly corner of this tract, thence;

N 40° 04' 07" W, 177.21 feet to a $\frac{5}{8}$ inch rebar found for the most westerly corner of this tract, thence;

N 48° 30' 48" E, 53.77 feet to a $\frac{5}{8}$ inch rebar previously set, thence;

N 48° 16' 25" E, 161.92 feet to a $\frac{5}{8}$ inch rebar set for the most northerly corner of this tract, thence;

S 41° 35' 56" E, 177.79 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 0.889 acre, more or less.

SUBJECT TO:

1. Reservations as contained in the patent from the United States of America to the Gijosa Land Grant, dated October 26, 1908 and filed for record in Book A-28 at pages 228-229, records of Taos County, New Mexico.

2. Agreement dated November 20, 1992, from Polito V. Montoya, et al., to Alcario Chacon, and filed for record in Book M-92 at page 377, records of Taos County, New Mexico.
3. Right-of-Way Easement notarized April 17, 1986, in favor of Kit Carson Electric Cooperative, Inc., and filed for record in Book M-112 at page 864, records of Taos County, New Mexico.
4. Right-of-Way Easement notarized April 17, 1986, in favor of Kit Carson Electric Cooperative, Inc., and filed for record in Book M-111 at page 793, records of Taos County, New Mexico.
5. Sanitary sewer lines, twenty foot (20') ingress, egress and utility easement, sewer manhole and deviation of fence line from property boundary; all as more fully shown on that plat of survey entitled, "Dolores M. Montoya Estate", by Lawrence S. Montoya, NMPS #12349, dated November 10, 2003, bearing project no. 1228LC and being filed for record in Cabinet E at page 13-A, records of Taos County, New Mexico.
6. Rights incident to the use and maintenance of the irrigation ditches/acequias and culverts.
7. Twenty foot (20') ingress, egress and utility easement (including dirt track drive and gravel driveway), deviation of fence line from property boundary and any easements or claims of easement for the well casing, septic tank, septic cleanouts and telephone pedestal, and any underground utility lines associated therewith; all as more fully shown on that Improvement Location Report entitled, "Montecinos & Frederickson to Winemiller", by Craig T. Gillio, NMLS #14833, of Taos Surveying, dated August 14, 2020 and bearing project no. 220-151.

with warranty covenants.

Witness my hand and seal this 18 day of August, 2020.


SIGRID FREDERICKSON
MONTECINOS, a/k/a SIGRID F.
LONG

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF New Mexico)
COUNTY OF TAOS) ss.

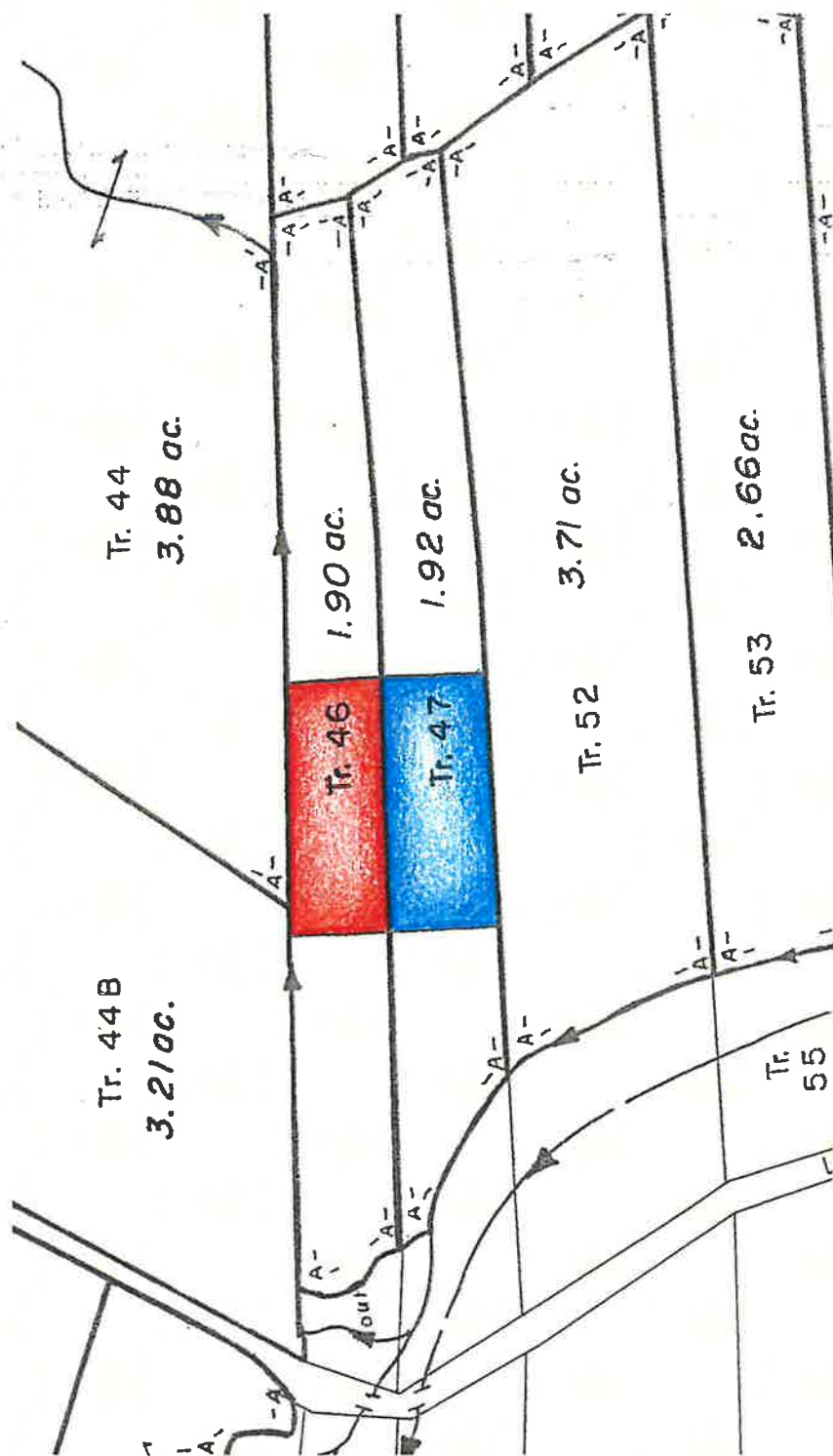
This instrument was acknowledged before me on August 18, 2020 by SIGRID FREDERICKSON MONTECINOS, a/k/a SIGRID F. LONG, a single person.


Notary Public

My Commission Expires:

11-14-2022





 = Winemiller Property (Approximate Location)

 = Portion irrigated from Subfile 2.42.47 (0.4445 acres $\pm$)