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10-18-85

8506-54-345
STC.

WARRANTY DEED

FRANCES A. SISNEROS, a single person, for consideration paid, grants to ERIC B. OLIPHANT and NANCY OLIPHANT, husband and wife, whose address is Box 139, Los Cordovas Rt., Taos, New Mexico 87571, the following described Real Estate situated in Taos County, New Mexico.

A piece of land within the Taos Pueblo Grant at Upper Ranchito in Taos County, New Mexico, being part of:
Private Claim 234 Parcel 1
Private Claim 234 Parcel 2
Private Claim 201 Parcel 3, and
Private Claim 170 Parcel 2
situated in the NE 1/4 of Section 7 and the NW 1/4 of Section 8, Township 25 North, Range 13 East, New Mexico Principal Meridian; also described as Tract 17, Map 17, Survey 2, New Mexico Reassessment Survey of 1941.

Beginning at Corner 3 of Private Claim 234 Parcel 1, a General Land Office bronze tablet monument on the right bank of the Rio Lucero, the northwest corner; thence,

S. 40° 10' E., 871.42 feet along a wire fence to a 1/2 inch rebar on the right bank of the Rio Pueblo de Taos, being Corner 2 of Private Claim 234, Parcel 1, as reestablished by James D. Crowl, N.M.L.S. No. 5213; thence,

N. 78° 21' E., 287.82 feet to a 1/2 inch rebar for Corner 1 of Private Claim 234 Parcel 1 as reestablished by James D. Crowl; thence,

S. 61° 38' E., 58.78 feet to Corner 4 of Private Claim 201 Parcel 3 and Corner 4 of Private Claim 234 Parcel 2, a General Land Office pipe with bronze tablet alongside; thence, following wire fences,

S. 34° 18' E., 242.37 feet to a 5/8 inch rebar by Irvin L. Sackett, N.M.L.S. No. 1435, at a three-way fence corner on the north side of Ranchito Road, the southwest corner; thence, along said road side,

N. 46° 02' E., 161.52 feet to a 1/2 inch rebar at a fence corner; thence,

N. 59° 46' E., 196.86 feet to a 1/2 inch rebar at a three-way fence corner, the southeast corner; thence, leaving the road,

N. 23° 22' W., 24.83 feet to Corner 2 of Private Claim 234 Parcel 2, a General Land Office pipe with bronze tablet alongside; thence,

N. 25° 25' W., 177.74 feet to Corner 1 of Private Claim 234 Parcel 2, a General Land Office bronze tablet monument at a fence corner on the right bank of the Rio Pueblo de Taos; thence,

S. 57° 37' W., 135.81 feet to a 1/2 inch rebar at a

CERTIFICATION

All microphotographic images of documents on this film strip are of authorized documents in the possession of this agency as noted in the Statement of Document Certification on file at this agency. These documents are routinely micro-filmed as a necessary operation in the generation of an inviolate document file.

Beatrice Medema 10-19-85

CAMERA OPERATOR

DATE OF FILMING

fence corner; thence,

N. 38° 20' W., 415.01 feet to a 1/2 inch rebar at a three-way fence corner; thence,

N. 37° 43' W., 384.80 feet to a 1/2 inch rebar at a fence corner; thence,

N. 02° 16' E., 78.65 feet to a 1/2 inch rebar at a fence corner; thence,

N. 49° 03' W., 282.90 feet to a 1/2 inch rebar at a fence corner on the left bank of the Rio Lucero; thence, leaving the fence,

N. 67° 51' W., 84.44 feet to Corner 4 of Private Claim 234 Parcel 1, as reestablished by Kenelm C. Winslow, a 1/2 inch rebar, the northeast corner; thence,

S. 39° 14' W., 531.61 feet to the northwest corner, the point of beginning.

Containing 15.292 acres, more or less.

SUBJECT TO all reservations of record and to any easements for ditches on the property.

WITH WARRANTY CONVENANTS

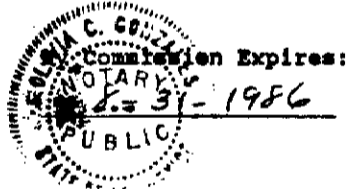
WITNESS my hand and seal this 14th day of October, 1985.

Francis A. Sisneros
Francis A. Sisneros

STATE OF NEW MEXICO)
COUNTY OF TAOS)

The foregoing instrument was acknowledge before me this 14th day of October, 1985, by Francis A. Sisneros.

Oliver C. Gonzalez
Notary Public



COUNTY OF TAOS)
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 15 day of Oct. A.D. 1985 at 9:50 o'clock A. m. and was duly recorded in book A-176 page 632-633 of the records of Taos County. Witness my Hand and Seal of Office
BEATRICE SILVA
County Clerk, Taos County, N.M.

Beatrice Medina
Deputy

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Beatrice Medina 10-17-85
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