

#238370
1-14-2000
10:14 AM

SPECIAL WARRANTY DEED

ERIC B. OLIPHANT, for consideration paid, grants to NANCY W. OLIPHANT, a single woman, whose address is 78-B Old Agua Fria Road, Santa Fe, New Mexico 87501, the following described real estate in Taos County, New Mexico, as her sole and separate property:

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 (sic) 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,

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