

e-Recorded 1690181 12/11/12 SFC

File No.: 01143-1285

**WARRANTY DEED**

**Kay Lee Family Limited Partnership, Texas Limited Partnership**

**for consideration paid, grant(s) to**

**Christian Gosseln, an unmarried man**

**whose address is: P.O. Box 863, Los Alamos, NM 87544**

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

**Tract 2, as shown on plat of survey entitled, "Lot Line Adjustment Prepared for Esequiel Salazar and Clara G. Salazar Lying and Being Situate in a Portion of Exception 187, P.C. 238 within Section 6, T.19N., R.9E., N.M.P.M., Pojoaque Pueblo Grant, County of Santa Fe, State of New Mexico," filed for record as Document No. 1469654, in Plat Book 646, Page 029, records of Santa Fe County, New Mexico.**

Subject to: Reservations, restrictions, easements of record and taxes for 2013 and subsequent years.

with warranty covenants.

Executed this 10 day of December, 2012.

KAY LEE FAMILY LIMITED PARTNERSHIP

*John B. Gunn Jr.*  
John B. Gunn Jr.  
Manager

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss  
WARRANTY DEED  
PAGES: 1  
I Hereby Certify That This Instrument Was Filed for  
Record On The 11TH Day Of December, A.D., 2012 at 11:30:40 AM  
And Was Duly Recorded as Instrument # 1690181  
Of The Records Of Santa Fe County  
Witness My Hand And Seal Of Office  
Valerie Espinoza  
Deputy - COMONTOYA County Clerk, Santa Fe, NM



**ACKNOWLEDGEMENT FOR NATURAL PERSONS**

State of New Mexico  
County of Los Alamos

The foregoing instrument was acknowledged before me on 10 day of December, 2012 by Kay Lee Family Limited Partnership.

*Holly A. Heineman*  
Notary Public

My Commission Expires: 11-2-13





e-Recorded 1626745 02/11/16 SFC

Exhibit 'A'

1. Taxes for the year 2011 and thereafter.
2. The effect of the inclusion of land of this Policy in the Watershed District within the Pojoaque-Santa Cruz Soil and Water Conservation District of New Mexico as shown by instrument dated October 3, 1962 recorded in Book Misc. 194, Page 312 and by Instrument dated September 21, 1964 and filed in Book Misc. 228, Page 413 Real Property, records of Santa Fe County, New Mexico.
3. Lis Pendens, State of New Mexico, ex rel, S.E. Reynolds, State Engineer vs. United States of America, et al. in United States District Court, District of New Mexico, Cause Number 6639, recorded in Book Misc. 238, Page 247 Real Property, records of Santa Fe County, New Mexico.
4. Access License dated June 27, 2005, recorded in Document No. 1386257, Real Property, records of Santa Fe County, New Mexico.
5. Covenants, conditions, restrictions, terms, provisions, assessments, liens, levies and easements recorded in Document No. 1469655, Real Property, records of Santa Fe County, New Mexico, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Santa Fe County Fire Department Affidavit, recorded in Document No. 1469656, Real Property, records of Santa Fe County, New Mexico.
7. Notes, conditions, easements, and rights incident thereto, all as shown on plat recorded in Plat Book 646, page 29, as Document No. 1469654.
8. Rights of others in and to the use and maintenance of the irrigation ditches, deviation of fences from property lines, all as shown on Improvement Location Report by Phillip B. Wiegel, dated January 11, 2011.

RECORDS CLERK RECORDED 01/18/2012

WARRANTY DEED

JOHN B. GUNN, JR., a married man dealing in his sole and separate property, for consideration paid, grants to the KAY LEE FAMILY LIMITED PARTNERSHIP, a Texas Limited Partnership the following described real estate in Santa Fe County, New Mexico:

Tract 2 as shown on the Plat of Survey entitled "Lot line adjustment prepared for Esequiel Salazar and Clara G. Salazar, lying and being situate in a portion of Exception 187, P.C. 238 within Section 6, T. 19N., R. 9E., N.M.P.M., Pojoaque Pueblo Grant, County of Santa Fe, State of New Mexico", thereof filed for record on February 5, 2007, as Instrument number 1469654 in Plat Book 646, Page 29, Records of Santa Fe County, New Mexico.

Also, described as 45 Bouquet Lane, Santa Fe, N.M., 87506.

Together with non-exclusive rights of access to and from the above described property by and through Santa Fe County Road, No. 105, a/k/a Bouquet Lane.

Subject to patent reservations, restrictions and easements of record and taxes for the year 2012 and subsequent years;

with warranty covenants,

Witness my and seal on this 18 day of Jan., 2012.

*John B. Gunn, Jr.*  
JOHN B. GUNN, JR.



COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss  
I Hereby Certify That This Instrument Was Filed for  
Record On The 18TH Day Of January, 2012 at 03:07:03 PM  
And Was Duly Recorded as Instrument # 1657770  
Of The Records Of Santa Fe County  
Witness My Hand And Seal Of Office  
Valerie Espinoza  
Deputy County Clerk, Santa Fe, NM

Land Records Corp.

QT ALB10111 SF 1657770.001



ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 ) ss:  
COUNT OF SANTA FE )

This instrument was acknowledged before me on the 18 day of Jan.,  
2012, by JOHN B. GUNN, JR.



Theresa M Baulo  
Notary Public

REC. CLERK RECORDED 01/18/2012



**LOT LINE ADJUSTMENT**  
 PREPARED FOR  
**ESEQUIEL SALAZAR and CLARA**

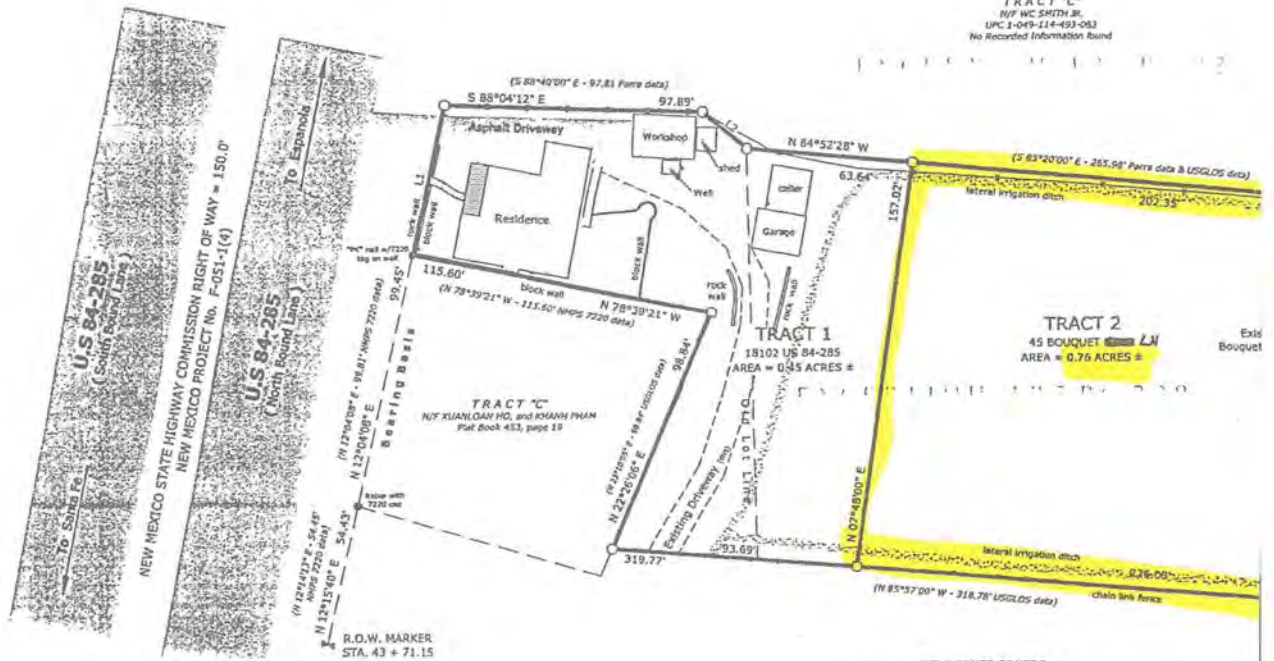
LYING AND BEING SITUATE IN A PORTION OF EXCEPTION 187, P.C. 238 WITHIN SE POJOAQUE PUEBLO GRANT, COUNTY OF SANTA FE, STATE OF N

TOTAL AREA = 1.21 ACRES ±

PURPOSE STATEMENT: VACATE EXISTING LOT LINE AND ADJUST LOT

Original of Poor Quality

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DATA
L1	N12°04'07"E	58.34	(N 12°22'00"E - 58.34)
L2	S49°47'53"E	22.11	(N 43°03'00"E - 22.11)



TRACT "C"  
 N/F MC SMITH JR.  
 UPC 1-049-114-493-053  
 No Recorded Information found

N/F ALFONSO ROMERO  
 UPC 1-049-114-492-015

**SURVEYORS NOTES**

- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY WAS PROVIDED BY LANDAMERICA CAPITAL CITY TITLE, LOCATED IN COMMITMENT No. 6311002631.
- SURVEYOR'S INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE, WERE PROVIDED BY LANDAMERICA CAPITAL CITY TITLE, FILE No. 6311002631.
- PROPERTY BOUNDARIES AS DEPICTED ON THE PLAT HEREON WERE ESTABLISHED USING FOUND MONUMENTS, AND DOCUMENTS OF RECORD AVAILABLE TO THE SURVEYOR.
- THIS BOUNDARY SURVEY/LOT SPLIT IS RATED ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FIRM PANEL 350069 D100 B, EFFECTIVE DATE NOVEMBER 4, 1988.

**U.P.C. CODE**

1-049-114-491-027  
 COUNTY OF SANTA FE } SS  
 STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 5 DAY OF February A.D., 2007 AT 10:23 O'CLOCK 10 M., RECORDED IN BOOK 644, PAGE 229 AS DOCUMENT NO. 1499164 IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, STATE OF NEW MEXICO.

WITNESS MY HAND AND SEAL OF COUNTY OFFICE  
 VALERIE ESPINOZA  
 SANTA FE COUNTY CLERK

*Valerie Espinoza*  
 DEPUTY

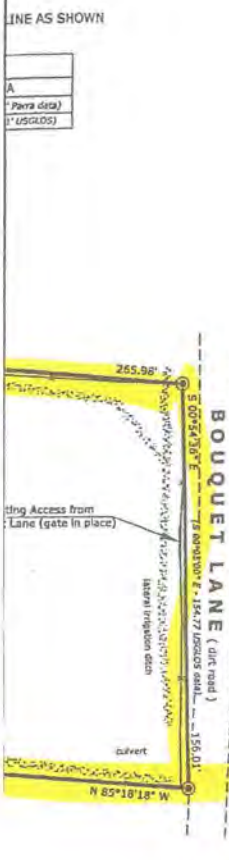


**SANTA FE COUNTY APPROVAL, NOTES AND CONDITIONS**

APPROVALS:  
 B.C.C. OPERATOR: *[Signature]* 9/12/2006 MEETING DATE  
 VALERIE ESPINOZA 1-30-2007 DATE  
 ATTEST BY COUNTY CLERK  
 BY *[Signature]* 1-31-07 DATE  
 LAND USE ADMINISTRATOR  
 RURAL ADDRESSING DATE: *[Signature]* 1-25-07

- MAINTENANCE OF ACCESS ROADS AND UTILITY EASEMENT IS THE RESPONSIBILITY OF THE LAND OWNER/USER UNLESS CURRENTLY MAINTAINED BY THE SANTA FE COUNTY PUBLIC WORKS DEPARTMENT.
- THE APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF ANY FURTHER DEVELOPMENT, INCLUDING BUILDING PERMITS.
- LANDS SHOWN HEREON LIE OUTSIDE THE 100 YEAR FLOOD PLAIN IN ZONE "X" ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP PANEL No. 350069-0110B.
- EXISTING NATURAL DRAINAGEWAYS WILL NOT BE MODIFIED OR IMPEDED WITHOUT THE WRITTEN APPROVAL OF THE LAND USE ADMINISTRATOR OR COUNTY HYDROLOGIST. DEVELOPMENT SHALL NOT IMPEDE HISTORIC FLOW RATES OR PATTERNS TO OR FROM THESE LOTS.
- THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE COUNTY OF SANTA FE.
- SANTA FE COUNTY'S APPROVAL OF THIS SURVEY PLAT DOES NOT INCLUDE THE CONSTRUCTION OF THE PRIVATE EASEMENT(S) OR ROAD(S); IT IS REQUIRED THAT AN ADDITIONAL DEVELOPMENT PERMIT BE APPLIED FOR AND THEN APPROVED BY THE SANTA FE COUNTY LAND USE ADMINISTRATOR.
- THE PARCELS AS PLATTED HEREON ARE SUBJECT TO ARTICLE VII, SECTION 3 OF THE SANTA FE COUNTY TERRAIN MANAGEMENT REGULATIONS AT THE TIME OF ANY DEVELOPMENT.
- NEW DRIVEWAY/ROAD ACCESS FROM COUNTY ROAD 105 IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS DIRECTOR. THE DIRECTOR SHALL APPROVE THE LOCATION AND INSTALLATION OF A CULVERT AS PERMITTED BY SANTA FE COUNTY PRIOR TO ISSUING A PERMIT FOR CONSTRUCTION.
- NEW DRIVEWAY/ROAD ACCESS FROM U.S. HIGHWAY 84/285 IS SUBJECT TO PERMIT REQUIREMENTS OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION.

**G. SALAZAR**  
 SECTION 6, T.19N., R.9E., N.M.P.M.,  
 COUNTY OF SANTA FE, NEW MEXICO.



**OWNER'S ACKNOWLEDGMENT**

6460129

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED LAND OWNER(S) AND PROPRIETOR(S) HEREON HAVE CAUSED A LOT LINE ADJUSTMENT OF LANDS LYING AND BEING SITUATE IN A PORTION OF EXCEPTION 187, P.C. 238 WITHIN SECTION 6, T.19N., R.9E., N.M.P.M., COUNTY OF SANTA FE, STATE OF NEW MEXICO. THIS LOT LINE ADJUSTMENT IS PER THE WISHES AND DESIRES OF THE UNDERSIGNED LAND OWNERS AND PROPRIETOR(S) HEREON. UTILITIES AS SHOWN ARE SUBJECT TO ALL EASEMENTS OF RECORD AND GRANTED TO THEIR RESPECTIVE UTILITY COMPANIES. THE BOUNDARIES AS DEPICTED ARE A TRUE REPRESENTATION OF THE LANDS SHOWN HEREON.

*Esequiel Salazar*      *Clara Salazar*  
 ESEQUIEL SALAZAR      CLARA G. SALAZAR

STATE OF NEW MEXICO )  
 COUNTY OF SANTA FE ) ss

The foregoing instrument was acknowledged and sworn to before me this 25<sup>th</sup> day of January, 2007, by ESEQUIEL SALAZAR and CLARA G. SALAZAR.

*Patricia A. Anderson*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 11-29-07

**LEGEND**

BEARINGS ARE BASED ON THE WEST BOUNDARY OF THE JIM TRUJILLO and VICTORIA TRUJILLO TRACT "C" USING GRID TO GROUND NAD 83 NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE. ( N.12°04'08"E. ) GPS GEODETIC LOCAL OBSERVATIONS, TOPCON HIPER +.

- MONUMENT FOUND AND USED AS NOTED.
- MONUMENT SET, ALUMINUM CAP PS 10988.
- ⊙ U.S.G.L.O.S. BRASS CAP FOUND AS NOTED.
- X— WIRE FENCE, BARBED WIRE FENCE, OR AS NOTED.
- O— OVERHEAD UTILITY LINE WITH POWER POLE.
- OPEN SPACE, PORCH, CARPORT, PORTAL, OR AS NOTED.

**DOCUMENTS REFERENCED**

- PLAT: BOUNDARY SURVEY REQUESTED BY JIM R. TRUJILLO and VICTORIA L. TRUJILLO, FILED FOR RECORD IN BOOK 453, PAGE 019, AS CERTIFIED BY C. PETER LUJAN, N.M.P.S. 7220.
- PLAT: U.S.G.L.O.S. MAP, TOWNSHIP NO. 19 NORTH, RANGE NO. 9, N.M.P.M., Supplemental Plat Showing Private Claims In Section 6 Within the POJOAQUE PUEBLO GRANT, DATED JUNE 15, 1935.
- NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. F-051-1 (4), SHEET 3B OF 7.
- IMPROVEMENTS OF REMAINING PORTION OF EXCEPTION 187, P.C. 238. SECTION 6, T.19N., R.9E., N.M.P.M., AS CERTIFIED BY JAMES W. PARRA.
- WARRANTY DEED: MARJA PAUBLITA SALAZAR, a widow TO ESEQUIEL SALAZAR and CLARA G. SALAZAR, FILED FOR RECORD IN BOOK 151, PAGE 444.
- WARRANTY DEED: (Joint Tenants) FROM JOSE P. SALAZAR and PAULITA Q. SALAZAR TO ESEQUIEL SALAZAR and CLARA G. SALAZAR, FILED FOR RECORD IN BOOK 64, PAGE 464.

**SURVEYORS CERTIFICATE**

I, SALVADOR I. VIGIL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAT AND THE NOTES HEREON WERE PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON OCTOBER 17, 2006 AND THAT I AM RESPONSIBLE FOR THIS SURVEY AS DEPICTED ON THE PLAT HEREON, BOUNDARIES FOR THIS BOUNDARY SURVEY / LOT SPLIT AS SHOWN HEREON WERE ESTABLISHED USING FOUND MONUMENTS, DOCUMENTS OF RECORD AND AS PER THE INSTRUCTIONS OF THE LAND OWNERS(S). THIS SURVEY IS NOT A DIVISION OF LAND AS STIPULATED IN THE NEW MEXICO SUBDIVISION ACT, AND MEETS THE MINIMUM STANDARDS SET FORTH BY THE NEW MEXICO PROFESSIONAL BOARD OF LICENSURE FOR SURVEYORS AND ENGINEERS.

*Salvador I. Vigil*      1-19-07  
 SALVADOR I. VIGIL,      N.M.P.S. 10988      DATE



SE LOTS ARE SUBJECT TO SANTA FE COUNTY FIRE AND RESCUE IMPACT FEES AT THE TIME OF THE APPLICATION FOR BUILDING PERMIT.

SOILS RATING: PURSUANT TO THE SANTA FE COUNTY LAND DEVELOPMENT CODE, THE SOILS RATING OF THIS PROPERTY IS DESIGNATED AS BEING MODERATE-SEVERE REGARDING LIMITATIONS TO SEPTIC TANKS. POTENTIAL BUYERS/SELLERS OF THIS PROPERTY SHOULD INQUIRE WITH THE NEW MEXICO ENVIRONMENTAL DEPARTMENT WHETHER THESE SOILS ARE SUITABLE FOR A CONVENTIONAL SEPTIC SYSTEM OR IF AN ALTERNATIVE SYSTEM IS REQUIRED.

WATER USE/WELL WITHDRAWAL ON THESE TRACTS IS RESTRICTED BY COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT NO. 469656.

DEVELOPMENT SHALL OCCUR WITHIN BUILDABLE AREAS IN ACCORDANCE WITH THE SANTA FE COUNTY LAND DEVELOPMENT CODE.

FURTHER DIVISION OF THESE LOTS SHALL BE PERMITTED.

SE LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE FIRE MARSHALL AFFIDAVIT FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED AS INSTRUMENT NO. 469656.

LAND SURVEYING COMPANY		
Drawn by: S.I. Vigil, RLS	SANTA FE COUNTY CLERK'S INDEX INFORMATION	
Date: OCT. 21, 2006	LOT LINE ADJUSTMENT PREPARED FOR ESEQUIEL SALAZAR and CLARA G. SALAZAR	
Project No.: L-2065 /SURV	PORTION OF EXCEPTION 187, P.C. 238 WITHIN SECTION 6, T.19N., R.9E., N.M.P.M., POJOAQUE PUEBLO GRANT, COUNTY OF SANTA FE, STATE OF NEW MEXICO	
Checked by: S.L. VIGIL, PM		
Field: STV, SLV, LD		
Sheet: TWO		

**SPECIAL BUILDING PERMIT CONDITIONS**

DEVELOPMENT PERMITS FOR BUILDING CONSTRUCTION WILL NOT BE ISSUED UNTIL REQUIRED IMPROVEMENTS FOR ROADS, FIRE PROTECTION AND DRAINAGE ARE COMPLETED AS APPROVED BY THE COUNTY CLERK.

Original of Poor Quality

IMPROVEMENT LOCATION REPORT

Buyer: John Gunn  
 Seller: David Rael and Bart Ortiz  
 Project: 11010017



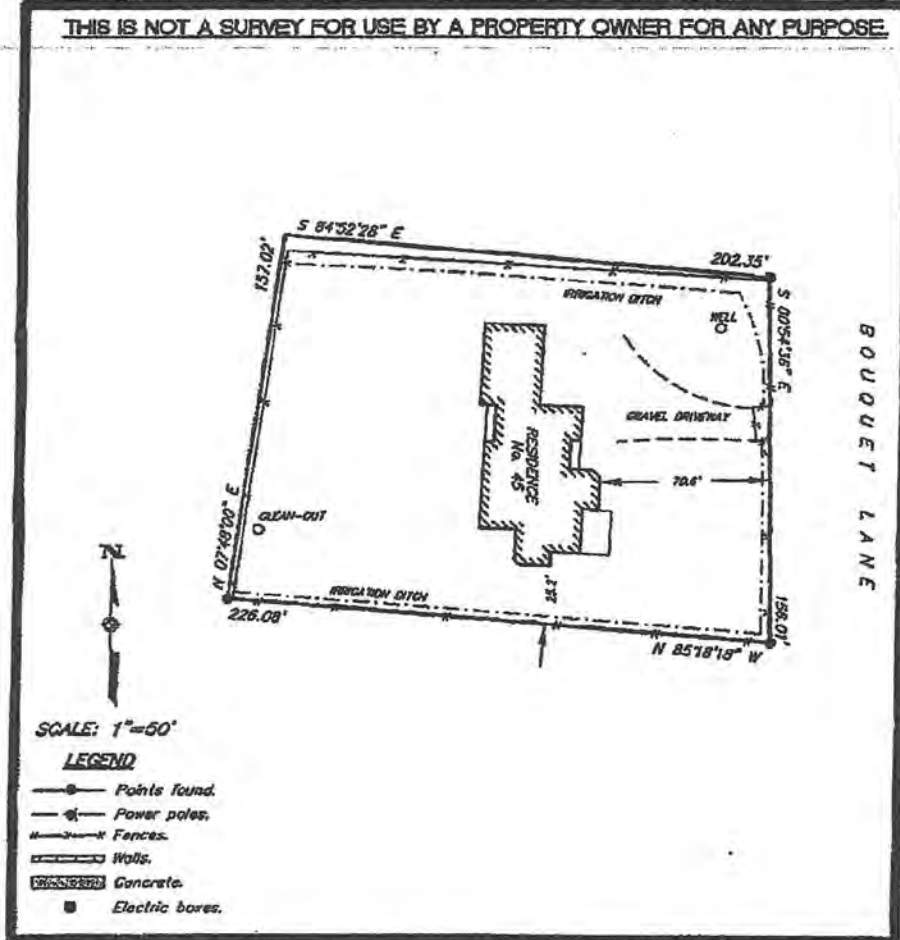
THIS IS TO CERTIFY TO:

Title Co. <input checked="" type="checkbox"/>	Underwriter <input type="checkbox"/>	Lender <input type="checkbox"/>
Institution Name: First American Title Insurance Company		
That on January 11, 2011, I made an inspection of the premises situated at: 45 Bouquet Lane, Santa Fe, Santa Fe County, New Mexico, briefly described as: Tract 2, within Sec. 6, T19N, R9E, NMPM.		

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat. "Lot Line Adjustment Prepared for Esequiel Salazar...", filed in Plat Book 840, Page 029, records of Santa Fe County, New Mexico.

NOTE: The error of closure is one foot for every 100,000 feet along the perimeter of the legal description as provided. Easements shown hereon are as listed in Title Commitment No. 1542534 as provided by Title Company.

**THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.**



Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied upon for the establishment of fences, buildings or other future improvements.