Mrs. Luis Quintana 
TO 
Gabriel Valdez

80 acres of land located in the county stated above and the county and state of N.M., it’s boundaries being as follow, on the north Pablo Sena, west Gabriel Valdez, east Luis Quintana and Patricio Chacón, on the South Patricio Chacón. Said 80 acres are located within the patent of GRABIEL ANTONIO VALDEZ, deceased, with free entrances and exits and right to irrigation, for further clarification, the right to water from the ditch known as the pinabetal irrigation ditch, and other rights to the water from the irrigation ditch known as the Rito de el Medio irrigation ditch.

Together with all and singular tenements, hereditaments and appurtenances pertaining to the same and also the state, right, title and interest, whatever they may be in accordance to law as the equity of said party of the first part and in the same in all part and portion of the same, with its appurtenances. To have and to hold said above conveyed and described property, with the appurtenances of said party _______ their heirs, successors or assigns, forever; said parties of the first part, in their own right or through their heirs, executors, administrators, guarantee and agree to and with said party of the second part, their heirs and assigns, that said party of the first part, their heirs and all persons whoever they may be, legal to equally deriving any person, state, right, title or interest of or in the premises granted herein previously granted or under trust by the ______ or any of the ______ so that at any time or times in the future based on a reasonable request of the same, at the expense and responsibility by law of said party of the second part, their heirs and assigns, shall _______ and execute _______ all and other such, reasonable and legal acts, conveyances and assurances by law to better and more effectively empower and confirm the premises herein granted and attempted to be granted, in and to said party of the second part, their heirs or assigns forever or their solicitor duly instructed in the law reasonably forewarned or required, and said party of the first part on their own behalf, their heirs, executors or administrators, hereby guarantee and agree to and with said party of the second part and their heirs and assigns, that said party of the first part and its heirs, the above conveyed and described premises with appurtenances in favor of said party of the second part, their heirs and assigns, against said party of the first part and their heirs and against all and every person or persons, whoever they may be, who lay legal claim or attempt to claim the same; by means of this shall guarantee and defend forever.

IN WITNESS WHEREOF, said parties of the first part have affixed to this document their signatures and seals on the day and year noted above.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Luis Quintana X his mark ________________________ (Seal)

Mrs. Luis Quintana ________________________ (Seal)
STATE OF NEW MEXICO  
County of Rio Arriba   

ss  On this day the 16th of June, A.D. 1956 before me appeared personally Grabiel Valdez and his wife Mrs. Grabiel Valdez, known by me to be the persons indicated in and who executed the preceding document and acknowledged having executed the same of their free and voluntary will.

In witness whereof, I have affixed here my name and official seal on the day and year stated above on this certificate.

My commission expires June 6, 1958 (seal affixed)  
G. C. Martinez  
Notary Public

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TRANSLATOR'S CERTIFICATION

I hereby attest that I am a Spanish > English translator certified by the American Translators Association (ATA). I further attest that I have personally translated from Spanish to English this document, consisting of a 1956 Warranty Deed from Rio Arriba county, New Mexico, and that the preceding pages are a true and accurate translation of the original document, done to the best of my knowledge and ability.

Signed in Albuquerque, New Mexico, on 13 July 2015.

Ruth A. Warner  
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Albuquerque, NM 87125  
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303-669-5758