

SHORT FORM WARRANTY DEED

# Warranty Deed

OTERO COUNTY LAND & INVESTMENT COMPANY, INC., a New Mexico Corporation,

for consideration paid, grant \$ to

HIGH NOGAL RANCH, INC., a New Mexico Corporation,

the following described real estate in Otero County, New Mexico  
640 acres in the  $W\frac{1}{2}$ ,  $NE\frac{1}{4}$ , Section 3,  $W\frac{1}{2}$ , Section 10, Twp. 19 S., R. 11 E.,  
N.M.P.M., and being more particularly described in Exhibit "A", attached  
hereto and made a part hereof.  
SUBJECT TO: Any set of facts which a physical examination of the premises  
would reveal; easements of record; and reservations or exceptions contained  
in the Patent.

There is further granted unto Grantee, its successors and assigns, the  
following perpetual easements, uses and right of ways:

(1) Over and across established or existing lanes and roads located upon  
lands now owned by Grantor in Sections 2, 3, 10, 11 and 14 in the aforesaid  
Township and Range, which lands are more particularly described in Exhibit  
"B", attached hereto, and made a part hereof.

(2) The right to use the air landing strip located in said Sections 3  
and 10, upon lands now owned by Grantor; together with the right of ingress  
and egress to and from said landing strip, to and from lands conveyed hereby  
to Grantee. Grantee shall be entitled to select the location of two right  
of ways for the purpose of the easement referred to in this paragraph (2),  
provided, however, each easement shall not exceed 50 feet in width.

In consideration of the granting of the aforesaid Easement pertaining to  
said landing strip, Grantee agrees to assist in maintenance thereof on a pro  
rata basis, based on Grantee's actual use thereof for the purpose of landing  
aircraft thereon; provided, however, unless and until Grantee utilizes such  
strip for the purpose of landing aircraft thereon, Grantee shall not be obli-  
gated in any manner with regard to the maintenance of the same.

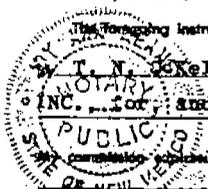
The foregoing easements shall be construed so as to run with and be  
appurtenant to the lands conveyed by this Deed;  
with warranty covenants.

WITNESS BY hand and seal this 30 day of Dec 1971  
OTERO COUNTY LAND & INVESTMENT COMPANY, INC.  
(SEAL) (SEAL)  
By: J. N. McKelley (SEAL)  
President (SEAL)

### ACKNOWLEDGMENT

STATE OF NEW MEXICO, }  
County of Otero, } ss.

The foregoing instrument was acknowledged before me this 30 day of Dec 1971  
by J. N. McKelley, President of OTERO COUNTY LAND & INVESTMENT COMPANY,  
INC., for, and on behalf of said Corporation.



Joseph McKelley Notary Public

STATE OF NEW MEXICO, County of Otero, ss. I hereby certify that this instrument was filed for record on  
the 3rd day of Jan 1972 at 11 o'clock AM and duly recorded in  
Book 386 Page 434 of the Records of said county.

By \_\_\_\_\_ Deputy County Clerk

A 640 acre tract of land, in the west  $\frac{1}{2}$  and northeast  $\frac{1}{4}$  of Section 3 (three) and the west  $\frac{1}{4}$  of Section 10 (ten) Township 19 South, Range 11 East of the New Mexico Principal Meridian, Otero County, New Mexico, and being more particularly described as follows:

- (a) 340.58 acres in said section 3 lying west of the following described line:  
Beginning at a point on the south line of said section 3 whence its southwest corner bears S. 89° 29' W. 2,068.84 feet; thence N. 12° 12' 40" E. 4,401.53 feet; thence N. 89° 29' E. 1,047.50 feet; thence N. 1° 16' E. 1,000.00 feet to a point on the north line of said section 3 whence its northeast corner bears N. 89° 29' E. 1,325.29 feet, and containing 340.58 acres more or less.
- (b) 299.42 acres being the west  $\frac{1}{4}$  of said section 10 except 21.56 acres in the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said section 10 and being more particularly described as follows:  
Beginning at a point on the north line of said section 10 whence its northwest corner bears S. 89° 29' W. 2,068.84 feet; thence S. 12° 12' 40" W. 1,358.01 feet to the south line of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ; thence N. 89° 29' E. 847.65 feet along the south line of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  to the center line of said section 10; thence N. 0° 25' E. 1,324.84 feet to the north  $\frac{1}{4}$  corner of said section 10; thence S. 89° 29' W. 570.0 feet to the point of beginning, and containing 299.42 acres.

Total being 640.00 acres more or less.

## EXHIBIT "A"

A 1,859.03 acre tract of land, being part of Sections 2, 3, 10, 11, and 14, all in Township 19 South, Range 11 East of the New Mexico Principal Meridian, Otero County, New Mexico, and being further described as follows:

- (a) The W $\frac{1}{2}$ E $\frac{1}{2}$  and the W $\frac{1}{2}$  of said Section 2, containing 488.81 acres more or less.
- (b) That part of said Section 3 lying east of the following described line:  
Beginning at a point on the south line of said Section 3 whence its southwest corner bears S. 89° 29' W. 2,068.84 feet; thence N. 12° 12' 40" E. 4,401.53 feet; thence N. 89° 29' E. 1,047.50 feet; thence N. 1° 16' E. 1,000.00 feet to a point on the north line of said Section 3 whence its northeast corner bears N. 89° 29' E. 1,325.29 feet, and containing 305.50 acres more or less.
- (c) The E $\frac{1}{2}$  and that part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 10 lying east of the following described line:  
Beginning at a point on the north line of said Section 10 whence its northwest corner bears S. 89° 29' W. 2,068.84 feet; thence S. 12° 12' 40" W. 1,358.01 feet to the south line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 10; thence N. 89° 29' E. 847.65 feet to the southeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence N. 0° 25' E. 1,324.84 feet to the north  $\frac{1}{4}$  corner of said Section 10; thence S. 89° 29' W. 570.00 feet to the point of beginning, and containing 342.53 acres more or less.
- (d) The W $\frac{1}{2}$ E $\frac{1}{2}$  and the W $\frac{1}{2}$  of said Section 11, containing 481.46 acres more or less.
- (e) The NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , and the W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ , all in said Section 14 and containing 240.73 acres more or less.

Total being 1,859.03 acres more or less.

## EXHIBIT "B"

A 640 acre tract of land, in the west 1/2 and northeast 1/4 of Section 3 (three) and the west 1/2 of Section 10 (ten) Township 19 South, Range 11 East of the New Mexico Principal Meridian, Otero County, New Mexico, and being more particularly described as follows:

- (a) 340.58 acres in said section 3 lying west of the following described line:  
Beginning at a point on the south line of said section 3 whence its southwest corner bears S. 89° 29' W. 2,068.84 feet; thence N. 12° 12' 40" E. 4,401.53 feet; thence N. 89° 29' E. 1,047.50 feet; thence N. 1° 16' E. 1,000.00 feet to a point on the north line of said section 3 whence its northeast corner bears N. 89° 29' E. 1,325.29 feet, and containing 340.58 acres more or less.
- (b) 299.42 acres being the west 1/2 of said section 10 except 21.56 acres in the NE 1/4 NW 1/4 of said section 10 and being more particularly described as follows:  
Beginning at a point on the north line of said section 10 whence its northwest corner bears S. 89° 29' W. 2,068.84 feet; thence S. 12° 12' 40" W. 1,358.01 feet to the south line of the NE 1/4 NW 1/4; thence N. 89° 29' E. 847.65 feet along the south line of the NE 1/4 NW 1/4 to the center line of said section 10; thence N. 0° 25' E. 1,324.84 feet to the north 1/2 corner of said section 10; thence S. 89° 29' W. 570.0 feet to the point of beginning, and containing 299.42 acres.

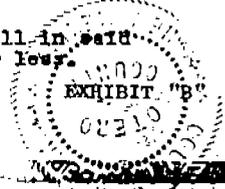
Total being 640.00 acres more or less.

EXHIBIT "A"

A 1,859.03 acre tract of land, being part of Sections 2, 3, 10, 11, and 14, all in Township 19 South, Range 11 East of the New Mexico Principal Meridian, Otero County, New Mexico, and being further described as follows:

- (a) The W 1/2 E 1/2 and the W 1/2 of said Section 2, containing 488.81 acres more or less.
- (b) That part of said Section 3 lying east of the following described line:  
Beginning at a point on the south line of said Section 3 whence its southwest corner bears S. 89° 29' W. 2,068.84 feet; thence N. 12° 12' 40" E. 4,401.53 feet; thence N. 89° 29' E. 1,047.50 feet to a point on the north line of said Section 3 whence its northeast corner bears N. 89° 29' E. 1,325.29 feet, and containing 305.50 acres more or less.
- (c) The E 1/2 and that part of the NE 1/4 NW 1/4 of said Section 10 lying east of the following described line:  
Beginning at a point on the north line of said Section 10 whence its northwest corner bears S. 89° 29' W. 2,068.84 feet; thence S. 12° 12' 40" W. 1,358.01 feet to the south line of the NE 1/4 NW 1/4 of said Section 10; thence N. 89° 29' E. 847.65 feet to the southeast corner of said NE 1/4 NW 1/4; thence N. 0° 25' E. 1,324.84 feet to the north 1/2 corner of said Section 10; thence S. 89° 29' W. 570.00 feet to the point of beginning, and containing 342.53 acres more or less.
- (d) The W 1/2 E 1/2 and the W 1/2 of said Section 11, containing 481.46 acres more or less.
- (e) The NW 1/4, NW 1/4 NE 1/4, W 1/2 SW 1/4 NE 1/4, and the W 1/2 NW 1/4 SE 1/4, all in said Section 14 and containing 240.73 acres more or less.

Total being 1,859.03 acres more or less.



STATE OF NEW MEXICO, County of Otero, I hereby certify that this instrument was filed for record on the day of Jan 19 71 at 12:30 clock and duly recorded in Book 386 page 436 of the Records of said county. By [Signature] Deputy County Clerk.