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THIS INDENTURE, Made this 1st day of March, A. D. 1939, by and between OLIVER M. LEE, Receiver of the OTERO INVESTMENT COMPANY, a corporation, party of the first part, and E. P. GREENWOOD, of the County of El Paso, State of Texas, party of the second part;

W I T N E S S E T H:

THAT WHEREAS, on, towit, June 19th, 1933, in a certain cause numbered 2951, then pending upon the Civil Docket of the Third Judicial District Court of the State of New Mexico, within and for the County of Otero, wherein the First Mortgage Company of El Paso, Texas, a corporation, et al, were plaintiffs, and the aforesaid Otero Investment Company, a corporation, et al, were defendants, - pursuant to and in accordance with a Stipulation entered into by and between all parties litigant, a Decree was duly made and entered of record, wherein and whereby the party of the first part hereto was duly appointed as Receiver of the assets of the aforesaid Otero Investment Company, with power and authority to negotiate for the sale of such assets, in whole or in part, at such price and upon such terms as should be approved by the Presiding Judge of said Court; and

WHEREAS, said Decree was rendered by the Hon. George W. Hay, Presiding Judge of the Sixth Judicial District of New Mexico, to whom said cause was theretofore referred by the Hon. Numa C. Frenger, Presiding Judge of the aforesaid Third Judicial District, in accordance with the Statute in such cases made and provided; and

WHEREAS, the party of the first part has negotiated for the sale of said assets in severalty to divers persons at prices and upon terms approved by the aforesaid Presiding Judge in said cause, including the hereinafter described portion of such assets, as is evidenced by a Decree rendered in said cause by said Presiding Judge under date of February 20th, A. D. 1939, after due notice to the several attorneys of record for the respective parties litigant in said cause, no objection thereto having been interposed; and

WHEREAS, said last mentioned Decree duly authorized and directed the party of the first part, as Receiver as aforesaid, to sell and convey to the party of the second part the hereinafter described lands and property, fee simple title to which is vested in the aforesaid Otero Investment Company, and also to sell, transfer and assign to said party of the second part a portion of the interests vested in said Otero Investment Company evidenced and/or covered by a certain Institutional Lease and by a certain Land Purchase Contract, emanating from the State of New Mexico, and also to assign to said party of the second part the interest of said Otero Investment Company in certain portions of the Public Domain of the United States heretofore allocated to said corporation under and in accordance with the provisions of the Taylor Grazing Act of Congress and which may properly be allocated to the party of the second part as grantee herein, and/or as assignee of the interests in the aforesaid Institutional Lease and the aforesaid Land Purchase Contract; and

WHEREAS, said Decree further authorized and/or directed party of the first part to sell, convey, transfer and/or assign to said party of the second part certain water rights and/or rights of user appurtenant to the lands and/or interests therein, sale whereof was so as aforesaid authorized, hereinafter mentioned and described; and

WHEREAS, said conveyance and said assignments and/or transfers were so as aforesaid authorized to be made for a cash consideration of Thirty Thousand Dollars ($30,000.00), and the purchase for cash of a certain Five Thousand Dollar ($5000.00) note to be acquired by the party of the first part hereto from one Tom Bell, covering balance of agreed purchase price for certain portions of the aforesaid assets, sale whereof was authorized by the last aforesaid Decree:

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NOW, THEREFORE, by virtue of the authority upon him conferred and in him vested as aforesaid, and in consideration of the premises and of the sum of Thirty-five Thousand Dollars ($35,000.00), lawful money of the United States of America, to him in hand paid by said party of the second part, the receipt whereof is hereby confessed and acknowledged, said party of the first part has granted, bargained, sold, remised, conveyed, released and confirmed, and by these presents does grant, bargain, sell, remise, convey, release and confirm unto the said party of the second part, his heirs and assigns forever, all of the right, title and interest of the aforesaid Otero Investment Company in and to the several lots, pieces or parcels of land lying and being situate in the aforesaid County of Otero, particularly described as follows, to-wit:

T. 15 S. R. 11 E.:	
SE¼NW¼; NE¼SW¼ of Sec. 35	80.00 A.
T. 15 S. R. 12 E.:	
NW¼NW¼ of Sec. 23	44.92 A.
S½SW¼SE¼ of Sec. 24	20.00 A.
N½NW¼NE¼ of Sec. 25	20.00 A.
T. 15 S. R. 13 E.:	
E½SE¼, E½SW¼ and Lots 3 and 4 of Sec. 19	239.95 A.
S½SW¼ of Sec. 20	80.00 A.
N½NE¼, N½NW¼, W½SW¼ of Sec. 29	240.00 A.
Lot No. 2 of Sec. 30	39.50 A.
NE¼, NE¼NW¼, 15 acres out of SE¼NW¼, 4 acres out of NW¼SE¼, 25 acres out of SE¼SE¼, and NE¼SE¼ of Sec. 31 (Such portions of each of said three last named Government Subdivisions, so consisting of tracts of 15 acres, 4 acres and 25 acres, respectively, being that part of the three government subdivisions last above described lying North and East of the summit of the highest continuous ridge of the Sacramento Mts. which traverse said subdivisions, the balance of such subdivisions being conveyed by deed dated the 15th day of May, 1903, by the Alamogordo Lumber Company, a corporation.)	244.00 A.
S½NE¼, SE¼NW¼, SE¼ of Section 30	280.00 A.
T. 16 S. R. 11 E.:	
Lots Nos 1 and 2 of Section 1, and N½NW¼, SE¼NW¼, SW¼NE¼ of Sec. 35	186.54 A.
T. 16 S. R. 12 E.:	
N½SE¼, SW¼SE¼, SW¼ of Sec. 1	280.00 A.
All that portion of Lot 16, such portion being 37 acres, 5 acres out of Lot 18, 15 acres of Lot 23; NW¼SW¼, being 7 acres; 19 acres of NE¼SW¼; 35 acres of NW¼SE¼, as lies South and East of the summit of the	

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highest continuous ridge of the Sacramento Mts. which traverse said subdivisions, the balance of such lots, portions only of which are sold, having been heretofore conveyed by the Alamogordo Lumber Company to the Alamogordo Improvement Company, by deed dated May 15, 1903: all in Section 4 — 118.00 A.

18 acres of NE¼SE¼, and 22 acres of NW¼SE¼, which lies to the South and East of the summit of the highest continuous ridge of the Sacramento Mts. which traverse said last named subdivisions: in Sec. 5 — 40.00 A.

25 acres out of SW¼SE¼ being that portion of such last named subdivision not conveyed to F. L. Goodsell by the Alamogordo Lumber Co., by deed dated July 29, 1902, now of record in the office of theCounty Clerk of Otero County: - in Sec. 6 — 25.00 A.

15 acres out of NW¼NE¼ of Sec. 7, being that portion of the last named subdivision not heretofore conveyed to F. L. Goodsell by deed dated July 29, 1902, now of record in the office of the County Clerk of Otero County — 15.00 A.

S½SW¼, SW¼SE¼, E½SE¼ of Sec. 11 — 200.00 A.
W½NE¼, NW¼, SE¼ and SW¼ of Sec. 12 — 560.00 A.
NE¼ of Sec. 13 — 160.00 A.
NE¼, NE¼NW¼, NE¼SE¼, N½SW¼ of Sec. 14 — 320.00 A.
SW¼NE¼ and NE¼SW¼ of Sec. 18 — 80.00 A.
N½NE¼, SW¼NE¼, NW¼, NW¼SE¼, N½SW¼, SW¼SW¼ of Sec. 22 — 440.00 A.
S½SE¼ of Sec. 31 — 80.00 A.
N½NE¼, SW¼SW¼ of Sec. 32 — 120.00 A.
SW¼SW¼ of Sec. 33 — 40.00 A.
S½NE¼, S½NW¼ of Sec. 35 — 160.00 A.

T. 17 S. R. 11 E.:

N½SW¼, SW¼SW¼ of Sec. 14 — 120.00 A.
NW¼NW¼ of Sec. 23 — 40.00 A.
W½NE¼, N½SE¼ of Sec. 36 — 158.55 A.

T. 17 S. R. 12 E.:

S½ of Sec. 1 — 320.00 A.
S½ of Sec. 2 — 320.00 A.
S½ of Sec. 3 — 320.00 A.
SE¼ and Lots 6 and 7 of Sec. 6 — 230.91 A.
SE¼SE¼ of Sec. 9. — 40.00 A.

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T. 17 S. R. 12 E. (Continued):	
S½SW¼, SW¼SE¼ of Sec. 13	120.00 A.
N½, N½SE¼, SE¼SE¼, N½SW¼ of Sec. 13	520.00 A.
All of Sec. 14	640.00 A.
NE¼, NW¼, NW¼SE¼, N½SW¼, SW¼SW¼ Sec. 15	480.00 A.
S½SE¼NE¼, S½NW¼, NW¼NW¼ of Sec. 17	480.00 A.
NE¼NW¼, SE¼NW¼, Lots 1, 2 & 4, SE¼SW¼, S½SE¼ of Sec. 18	326.70 A.
All of Sec. 20	640.00 A.
N½NE¼, SW¼NE¼, NW¼, E½SE¼, SW¼SE¼, N½SW¼, SW¼SW¼ of Sec. 21	520.00 A.
NE¼NE¼, S½NE¼, NW¼NW¼, S½NW¼, SE¼ and SW¼ of Sec. 22	560.00 A.
All of Sec. 23	640.00 A.
NW¼NE¼ of Sec. 24	40.00 A.
NE¼NE¼, SW¼NE¼, S½NW¼, S½SE¼, SW¼ of Sec. 24	400.00 A.
NE¼NE¼, S½NE¼, NW¼, SE¼, SW¼ of Sec. 25	600.00 A.
E½SE¼, SW¼SE¼, NW¼, S½SW¼ of Sec. 26	360.00 A.
W½, NE¼, NW¼SE¼, S½SE¼ of Sec. 27	600.00 A.
All of Sec. 28	640.00 A.
All of Sec. 29	640.00 A.
All of Sec. 32	640.00 A.
All of Sec. 33	640.00 A.
N½ of Sec. 34	320.00 A.
All of Sec. 35	640.00 A.
T. 18 S. R. 11 E.:	
All of Sec. 1	642.40 A.
S½SE¼, NW¼SE¼, N½, NE¼SE¼, N½SW¼, S½SW¼ of Sec. 2	642.72 A.
All of Sec. 3	640.32 A.
All of Sec. 10	640.00 A.
NE¼NE¼ of Sec. 11	40.00 A.
W½, SE¼, S½NE¼, NW¼NE¼ of Sec. 11	600.00 A.
N½, SE¼, E½SW¼ of Sec. 12	560.00 A.
NE¼, SW¼NW¼, E½SE¼, S½SW¼, NW¼SW¼ of Sec. 13	400.00 A.
N½NE¼, N½NW¼ of Sec. 14	160.00 A.
NE¼NE¼ of Sec. 15	40.00 A.
NW¼, SW¼, N½NE¼, SE¼NE¼, NE¼SE¼ of Sec. 24	430.00 A.
T. 18 S. R. 12 E.:	
Lots 3 and 4, SW¼ of Sec. 3	269.11 A.
S½, and Lots 1, 2, 3 and 4 of Sec. 4	538.28 A.
SE¼ of Sec. 7	160.00 A.
SE¼NW¼, SW¼, E½ of Sec. 8	520.00 A.
All of Sec. 9	640.00 A.
N½, N½SW¼ of Sec. 17	400.00 A.
All of Sec. 18	723.84 A.

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N½ of Sec. 19	363.85 A.
T. 19 S. R. 11 E.:	
N½NE¼, SW¼NE¼, SE¼NW¼ of Sec. 13	160.00 A.
T. 19 S. R. 12 E.:	
N½SE¼, SE¼SE¼, S½NW¼, SW¼NE¼ of Sec. 4	240.00 A.
NE¼NE¼, SE¼NE¼, NE¼SE¼ of Sec. 9	120.00 A.
W½NW¼ of Sec. 10	80.00 A.
W½SW¼, SE¼SW¼ of Sec. 10	120.00 A.
SE¼ of Sec. 13	160.00 A.
T. 19 S. R. 12 E. (Continued)	
W½SE¼, SW¼NE¼, SE¼NW¼, NE¼NW¼ and SE¼SE¼ of Sec. 15	240.00 A.
NE¼NE¼ of Sec. 22	40.00 A.
W½NW¼ and S½SW¼ of Sec. 23	160.00 A.
SE¼ and S½NW¼, N½SW¼ of Sec. 25	320.00 A.
S½NE¼, NW¼NE¼, NE¼NW¼ of Sec. 26	160.00 A.
TOTAL:	26,368.59 A.

TOGETHER with all and singular the lands, tenements, and hereditaments thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim and demand whatsoever of said party of the first part, as Receiver as aforesaid, and of the aforesaid Otero Investment Company, either at law or in equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, including all buildings and improvements located upon or adjacent to what is known as to the "Headquarters" of said defendant corporation, situate upon the hereinabove described premises, and a perpetual right to the use of such quantity of the waters of the Sacramento River as will flow through a 2" round pipe with a 4" head, located near the aforesaid Headquarters Ranchhouse, and a perpetual right to the use of the residue of the waters of Carrizo Springs (situate in, towit, Township 19 South, Range 11 East, N. M. P. M.) remaining after the diversion thereof and therefrom of fifty thousand gallons of water perday of 24 hours reserved and granted to the aforesaid O. M. Lee, individually, by the terms of the aforesaid last mentioned Decree: this conveyance SUBJECT, HOWEVER, to a reservation unto the said O. M. Lee and to his heirs, executors, administrators and assigns, of a continuing easement or right-of-way for the proper maintenance and operation of the diversion works and distributing system also in and by the said last mentioned Decree granted and authorized and directed to be transferred to the said O. M. Lee, for the exercise and enjoyment of the water rights also in and by said Decree granted and authorized and directed to be transferred to him, the said O. M. Lee, such easement or right of way appertaining and to appertain and being and to be imposed upon the hereinabove described lands and those the rights of said defendant corporation in which are to be transferred to said party of the second part, as hereinafter set forth, including means of ingress to and egress from such lands for the purpose of enabling the said Lee, his heirs or assigns, properly to maintain the aforesaid distributing system and to supervise the distribution of the aforesaid waters.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

The aforesaid and last mentioned Decree having also authorized the sale, transfer and/or assignment to said party of the second part of certain lands held by the aforesaid Otero Investment Company under a certain Land Purchase Contract, emanating from the State of

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New Mexico, No. 1869, comprising an area of, towit, 10,040 acres; and certain other lands also held by said Otero Investment Company under an Institutional Lease, also emanating from the State of New Mexico, comprising an area of, towit, 16,096.77 acres; it being understood that the aforesaid rights in and to all such lands are to be transferred and/or assigned to said party of the second part, with the consent and approval of the Commissioner of Public Lands of said State of New Mexico.

And the said party of the first part, for himself, his successors and assigns, covenants and agrees to and with said party of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents, the aforesaid Otero Investment Company is well seized of the premises conveyed as hereinabove specifically described, as of a good, sure, perfect and indefeasible estate of inheritance, in law and in fee simple; and that he, the said party of the first part, by virtue of the aforesaid Decree of the aforesaid Court, has full power and authority to grant, bargain, sell and convey the same, in the manner and form aforesaid.

IN WITNESS WHEREOF, said party of the first part has hereunto set his hand and seal the day and year hereinabove first written.

Oliver M. Lee (SEAL)
RECEIVER, OTERO INVESTMENT COMPANY
A Corporation.

STATE OF NEW MEXICO)
) SS.
COUNTY OF DONA ANA)

On this 8th day of March, A. D. 1939, before me personally appeared OLIVER M. LEE, Receiver of the Otero Investment Company, a corporation, to me known to be the person described in and who executed the foregoing instrument as such Receiver, and acknowledged that he executed the same as his free act and deed in the aforesaid capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at Las Cruces, New Mexico, the day and year first hereinabove written.

Mollie Moya Paredes
Notary Public, Dona Ana County, N. M.

My Commission Expires:
10-17-40
(Notarial Seal Imprint)

APPROVED this 8th day of
March, A. D. 1939.

George W. Hay,
District Judge Presiding.

($30.00 in Revenue Stamps affixed and cancelled)

The foregoing instrument was filed for record in my office on this the 15th day of March, 1939, at 10:10 o'clock A. M.

Helen Shields
County Clerk