

# PLAT OF SURVEY

A 2.374 ACRE TRACT OF LAND IN THE PEDRO ARMENDARIS GRANT #33

PROJECTED SECTION 11, TOWNSHIP 13S, RANGE 4W

SIERRA COUNTY, NM



72-255



Q.L. & M. MOYERS PROPERTY  
W.D. BK. 45 PG. 346

FOUND R/B & CAP # 1755

104  
Plat-2249



● = SET R/B & CAP #8473

BASIS OF BEARING FROM PLAT OF  
ELEPHANT BUTTE ESTATES UNIT 7

ELEPHANT BUTTE ESTATES UNIT 7

## LEGAL DESCRIPTION

A certain tract of land situate within the Pedro Armendaris Grant #33, Projected Section 11, T13S, R4W, NMPM, Sierra County, New Mexico, bounded by State Highway 52 on the East, San Andres Drive on the South, Caballo Drive on the West, and Elephant Butte Estates Unit 7 on the North and West, and being more particularly described as follows:

Beginning at the northeast corner of said tract, a point on the west r/w of NM 52;

Thence S.13°08'24"E., 414.86 feet;

Thence S.55°50'47"W., 329.89 feet;

Thence N.35°05'10"W., 185.64 feet;

Thence N.56°18'02"E., 226.52 feet;

Thence N.13°08'24"W., 214.96 feet;

Thence N.54°57'06"E., 178.10 feet, to the point of beginning and containing 2.374 acres, more or less. The above described tract is subject to easements and restriction of record. There are no encroachments.

## CERTIFICATION

I, EDSON G. LOFTUS, a Registered Land Surveyor in the State of New Mexico hereby certify that this plat was prepared from field notes taken by me or under my direct supervision and is true and correct to the best of my knowledge and belief. This plat and survey conform to the Minimum Standards as set by the New Mexico Board For Professional Engineers and Surveyors.

E. G. LOFTUS

RLS #8473

STATE OF NEW MEXICO  
Sierra County (SS)  
FILED IN MY OFFICE

JUN 10 1997

#1326

at 8:32 o'clock A.M.  
Lope A. Carrizo County Clerk  
Macey Herrera Deputy

LOFTUS & CO.  
LAND SURVEYORS

311 E. 3rd.

TRUTH OR CONSEQUENCES,  
NEW MEXICO  
505 894-2924

CHESTER AND JANICE CONNOR

BES 1"=100' SEP 96 368-96

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: C. AND J. CONNOR W.D. BK. 64 PG. 214 P.P.G. 418 338-7

SEC. 11 (Proj.) TSHP. 13S RNGE. 4W

①  
330 34  
WARRANTY DEED (JOINT TENANTS)

GEORGE J. MOYERS and MARY MOYERS, husband and wife, and DAVID CANDELARIA, for consideration paid, grant to CHESTER E. CONNOR, JR., and JANICE M. CONNOR, husband and wife as Joint Tenants, an undivided one-half interest in and to the following described real estate in Sierra County, New Mexico:

A tract of land in the PEDRO ARMENDARIS GRANT NO. 33, described as being in PROJECTED SECTION 11, Township 13 South, Range 4 West, Sierra County, New Mexico, and further described as being in the unplatted portion of the LAKESHORE ESTATES SUBDIVISION - FIRST FILING, and still further described as joining the East right-of-way line of Caballo Avenue and the North right-of-way line of the San Andres Drive at the junction of said street, and more particularly described as follows, to-wit: Beginning at Corner 1, the SW Corner of the tract herein described, a point common to the north right-of-way line of San Andres Drive and the east right-of-way line of Caballo Avenue, whence the Section Corner common to Sections 3 and 10, Township 13 S., Range 4 West, and the West boundary of the Pedro Armendaris Grant No. 33, bears N. 28°41' W., a distance of 3349.9 feet, also from whence the southeast corner of Lot 8, Block 4 of the Lakeshore Estates - First Filing bears S. 54°57' W., a distance of 40.0 feet,

Thence, along the East R/W line of Caballo Avenue, N. 35°03' W., a distance of 185.8 feet to Corner 2, the NW Corner,

Thence, N. 54°57' E., a distance of [REDACTED] feet to Corner 3, the NE Corner, a point on the West R/W line of New Mexico State Highway No. 52,

Thence, along said R/W line, S. 13°12' E., a distance of 199.9 feet to Corner 4, the SE Corner,

Thence, along the north R/W line of San Andres Drive, S. 54°57' W., a distance of 328.4 feet to Corner 1, the place of beginning.

Containing 1.559 acres, more or less, and being the same land described in deed from Parks Low recorded in Book 34, Page 173 of the Deed Records of Sierra County, New Mexico.

with warranty covenants.

WITNESS our hands and seals this 31st day of January, 1993.

*George J. Moyers*  
\_\_\_\_\_  
MAYOR  
*Mary Moyers*  
\_\_\_\_\_  
MAYOR

337  
DAVID CANDELARIA

JEAN PEEPER CANDELARIA  
Joining pro forma

STATE OF NEW MEXICO )  
COUNTY OF SIERRA ) ss.

27<sup>th</sup> The foregoing instrument was acknowledged before me this day of December, 1982, by GEORGE J. MOYERS and MARY MOYERS, husband and wife.

My Commission Expires:  
(Seal) 5-12-84

Notary Public

STATE OF CALIFORNIA )  
COUNTY OF SAN CARLOS ) ss.

30<sup>th</sup> The foregoing instrument was acknowledged before me this day of December, 1982, by DAVID CANDELARIA and JEAN PEEPER CANDELARIA, his wife joining pro forma.

My Commission Expires:  
(Seal) Jan. 1, 1985

Notary Public



STATE OF CALIFORNIA )  
COUNTY OF SAN CARLOS ) ss.

CHS November 94  
SL 1:09  
of Warranty deed 336-331  
for 9.00  
Super Li Carriage  
by Prince Li Sanchez

(2)

WARRANTY DEED BOOK 122  
PAGE 214

WARRANTY DEED (Joint Tenants)

C. R. CONNOR, SR AND COLLEEN F. CONNOR, HUSBAND AND WIFE

to CHESTER CONNOR, JR., a married man

whose address is P.O. BOX 507  
ELEPHANT BUTTE, N.M. 87935

and JANICE CONNOR, his wife

whose address is SEE ABOVE

as joint tenants the following described real estate in Santa County, New Mexico

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF CONSISTING OF ONE PAGE

with warranty covenants

WITNESS our hand on 28th day of JANUARY 1994

C.R. CONNOR, SR.

(Seal) Colleen F. Connor (Seal)

COLLEEN F. CONNOR

X C. R. Connor (Seal) X

(Seal) X

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Santa Fe ss

This instrument was acknowledged before me on JANUARY 28th 1994

by C.R. CONNOR, SR AND COLLEEN F. CONNOR, husband and wife

My commission expires (Seal)



STEPHEN T. CONNOR

NOTARY PUBLIC  
March 22, 1997

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF ss

This instrument was acknowledged before me on

19

by (Name of Officer)

(Title of Officer)

(Name of Corporation Acknowledged)

corporation, on behalf of said corporation

STATE OF NEW MEXICO

I, the County Clerk, do hereby certify that this instrument was recorded on the 18th day of January, A.D. 1994 at 2:16 P.M. in Book 122, Page 214 of the Warranty Deed records. Doreen A. Carrillo County Clerk Santa County, N.M.



Beginning for a tie at the N.E. corner of Section 10 T 13 S, R 4 W, N.M.P.M.,  
Sierra County, New Mexico running thence S 0°2' W, 1594.0 feet to a point,

thence S 35°06' E, 785.3 feet to a point,

thence N 54°54' E, 852.39 feet to a point,

thence S 35°06' E, 208.40 feet to a point,

thence N 54°54' E, 159.44 feet to a point,

thence S 35°06' E, 208.40 feet to a point,

thence S 13°11'30'' E, a distance of 537.50 feet  
to the N.W. corner of lot 8 and the point  
of beginning,

thence S 13°11'30'' E, 107.50 feet to the S.W. corner,

thence N 54°54' E, 178.10 feet to the S.E. corner a point  
on the westerly line of State Highway Number 52,

thence N 13°11'30'' W, along the westerly line of State Highway  
Number 52 107.50 feet to the N.E. corner,

thence S 54°54' W, 178.10 feet to the N.W. corner and  
point of beginning.

Containing 0.47 acres.

# WARRANTY DEED (Joint Tenant)

WARRANTY DEED BOOK 44  
PAGE 416

C. R. CONNOR SR., A MARRIED MAN

COLLEEN F. CONNOR, HIS WIFE

to CHESTER CONNOR, JR., A MARRIED MAN

(for consideration paid, grant)

whose address is P. O. BOX 607

Elephant Butte, NM 87935

and JANICE CONNOR, HIS WIFE

whose address is P. O. BOX 607

Elephant Butte, NM 87935

as joint tenants the following described real estate in Sierra

County, New Mexico:

A tract of land in the Pedro Armendaris Grant No. 33, located in PROJECTED Section 11, Township 13 South, Range 4 West, N.M.P.M., bounded on the east by the west r/v of State Road 195, on the west by Elephant Butte Estates-Unit 7, located in Elephant Butte, Sierra County, New Mexico, and more particularly described as follows, to-wit:

beginning at corner 1, the NE corner, a point on the west r/v of State Road 195, whence the NE corner of Lot 1, Block 6, Elephant Butte Estates-Unit 7, bears N 13°08'24" W, a distance of 322.50 feet;

thence, along said r/v, S 13°08'24" E, a distance of 107.50 feet to corner 2, the SE corner;

thence, S 54°57'06" W, a distance of 178.10 feet to corner 3, the SW corner, a point on the east boundary of Elephant Butte Estates-Unit 7;

thence, along said boundary, N 13°08'24" W, a distance of 107.50 feet to corner 4, the NW corner;

thence, N 54°57'06" E, a distance of 178.10 feet to corner 1, the place of beginning.

Containing 0.4078 acres, more or less.

with warranty covenants.

Witness hand and seal this \_\_\_\_\_ day of November 19 94  
C. R. CONNOR SR. (Seal) COLLEEN F. CONNOR (Seal)

## ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on November 19 94  
by C. R. CONNOR SR., A MARRIED MAN AND COLLEEN F. CONNOR, HIS WIFE.

My commission expires 11/23/98  
(Seal)

## ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ 19 \_\_\_\_

by \_\_\_\_\_

(NAME OF OFFICER)

OF \_\_\_\_\_

TITLE OF OFFICER

CORPORATION ACKNOWLEDGEMENT

a \_\_\_\_\_ corporation, on behalf of said corporation

My commission expires \_\_\_\_\_

(Seal)

NOTARY PUBLIC

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO  
County of Sierra

I HEREBY CERTIFY that this instrument was filed for record on the 21st day of November A.D. 1994 at 10:33 o'clock A.M. and duly recorded in book 44 page 416 of the public records.

By \_\_\_\_\_  
County Clerk, Sierra County, N.M.

By \_\_\_\_\_  
Deputy

# WARRANTY DEED (Joint Tenants)

CONVEYANCE OF REAL ESTATE TO JOINT TENANTS

For consideration of \$10,000.00

TO THE JOINT TENANTS

OF THE COUNTY OF SIERRA, STATE OF CALIFORNIA

DO hereby certify that the following is a true and correct copy of the original instrument as the same appears from the records of the County of Sierra, State of California:

WITNESSETH

That the said instrument was duly recorded in the County of Sierra, State of California, on the 14th day of October, 1988, at 10:10 o'clock A.M., and duly recorded in book 45, page 345 of the Warranty Deed records.

THE JOINT TENANTS, JOSEPH A. GARCIA and MARIA GARCIA, of the County of Sierra, State of California, do hereby certify that the following is a true and correct copy of the original instrument as the same appears from the records of the County of Sierra, State of California:

DO hereby certify that the following is a true and correct copy of the original instrument as the same appears from the records of the County of Sierra, State of California:

THE JOINT TENANTS, JOSEPH A. GARCIA and MARIA GARCIA, of the County of Sierra, State of California, do hereby certify that the following is a true and correct copy of the original instrument as the same appears from the records of the County of Sierra, State of California:

WITNESSETH

That the said instrument was duly recorded in the County of Sierra, State of California, on the 14th day of October, 1988, at 10:10 o'clock A.M., and duly recorded in book 45, page 345 of the Warranty Deed records.

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

## ACKNOWLEDGMENT FOR NATURAL PERSONS

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

STATE OF NEW MEXICO  
County of Sierra

I HEREBY CERTIFY that this instrument was filed for record on the 14th day of October, A.D., 1988, at 10:10 o'clock A.M., and duly recorded in book 45, page 345 of the Warranty Deed records.

By Joseph A. Garcia  
County Clerk, Sierra County, N. Mex.  
By Maria Garcia  
deputy

## ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF SIERRA

I, the undersigned, being duly qualified to perform the duties of the office of the County Clerk, do hereby certify that the following is a true and correct copy of the original instrument as the same appears from the records of the County of Sierra, State of New Mexico:

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH

WITNESSETH



# WARRANTY DEED (Joint Tenants)

IN WITNESS WHEREOF, I, the said **GRANTOR**, have hereunto set my hand and seal of office at the County of **Sierra**, State of **New Mexico**, this **10th** day of **October**, 1988.

**GRANTOR**  
**GEORGE H. MOYER**  
**MARY MOYER, his wife**

Beginning for a fee at the N.W. corner of Section 10, T.13N., R.46E., N.M.P.M., Sierra County, New Mexico, running thence S. 20° 2' W., 1704.0 feet to a point, thence S. 21° 56' W., 756.7 feet to a point, thence N. 56° 24' E., 857.30 feet to a point, thence S. 13° 01' W., 100.40 feet to a point, thence N. 54° 34' E., 153.44 feet to a point, thence S. 35° 06' E., 208.40 feet to a point, thence S. 21° 11' W., a distance of 107.50 feet to the N.W. corner of lot 5 and the point of beginning, thence S. 13° 11' 30" E., 107.50 feet to the S. E. corner, thence S. 14° 59' E., 178.10 feet to the S. E. corner, a point on the westerly line of State Highway Number 51, thence S. 13° 11' 30" E., along the westerly line of State Highway Number 51, 107.50 feet to the N. E. corner, thence S. 14° 59' E., 178.10 feet to the N. W. corner and point of beginning, containing 0.34 acres.

And I, the said **GRANTOR**, hereby reserve, restrict and covenant of record.

Subject to taxes for the year 1988 and subsequent years.

Witness my hand and seal of office at the County of **Sierra**, State of **New Mexico**, this **10th** day of **October**, 1988.

WITNESSES:  
I, **JOSEPH A. OLIVERA, JR.**, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this **10th** day of **October**, 1988, by **GEORGE H. MOYER**, **MARY MOYER, his wife**, and that they are the persons whose names are subscribed to the foregoing instrument.

**JOSEPH A. OLIVERA, JR.**  
Notary Public

## ACKNOWLEDGMENT FOR NATURAL PERSONS

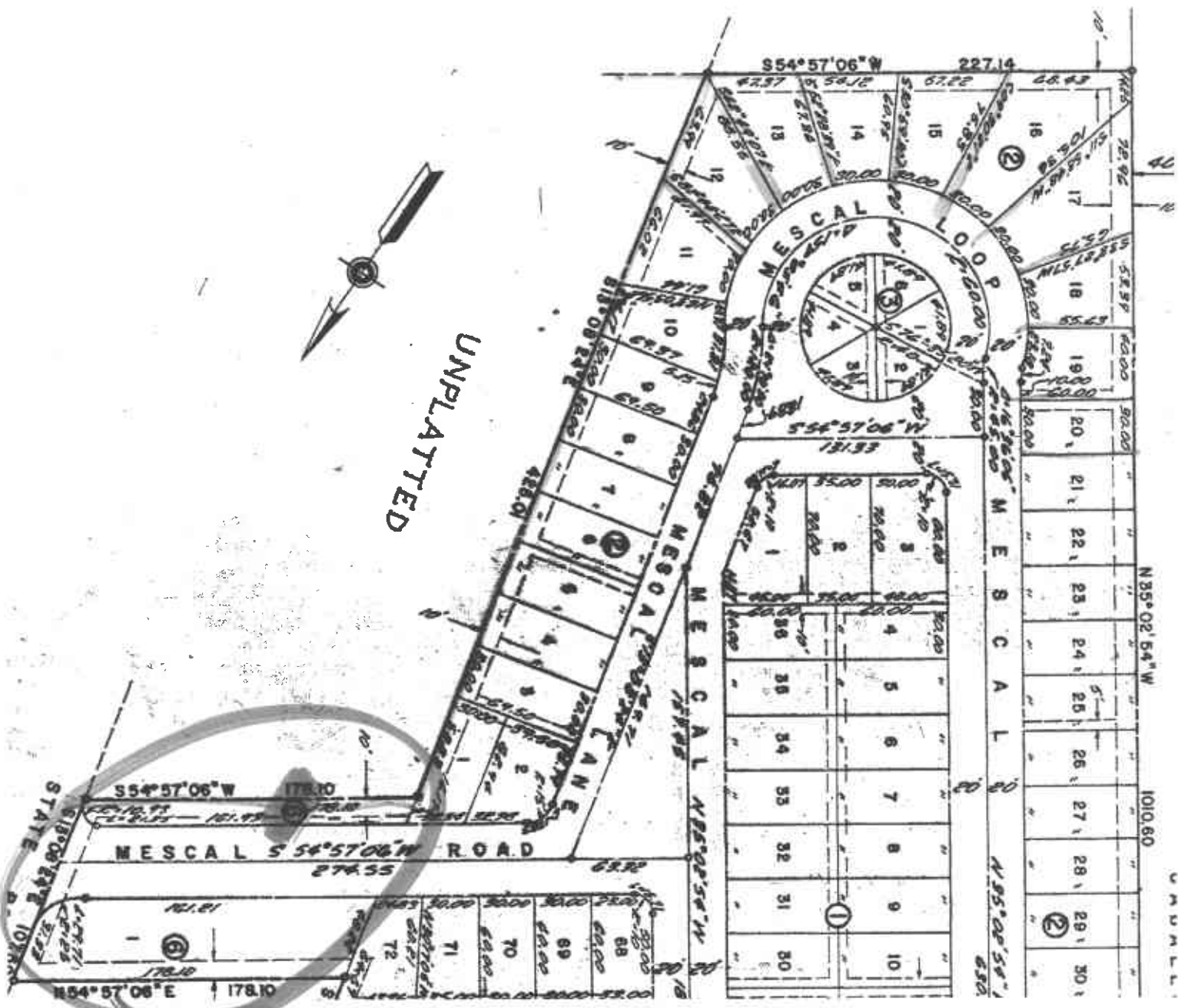
STATE OF NEW MEXICO  
COUNTY OF **Sierra**  
I, **JOSEPH A. OLIVERA, JR.**, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this **10th** day of **October**, 1988, by **GEORGE H. MOYER**, **MARY MOYER, his wife**, and that they are the persons whose names are subscribed to the foregoing instrument.

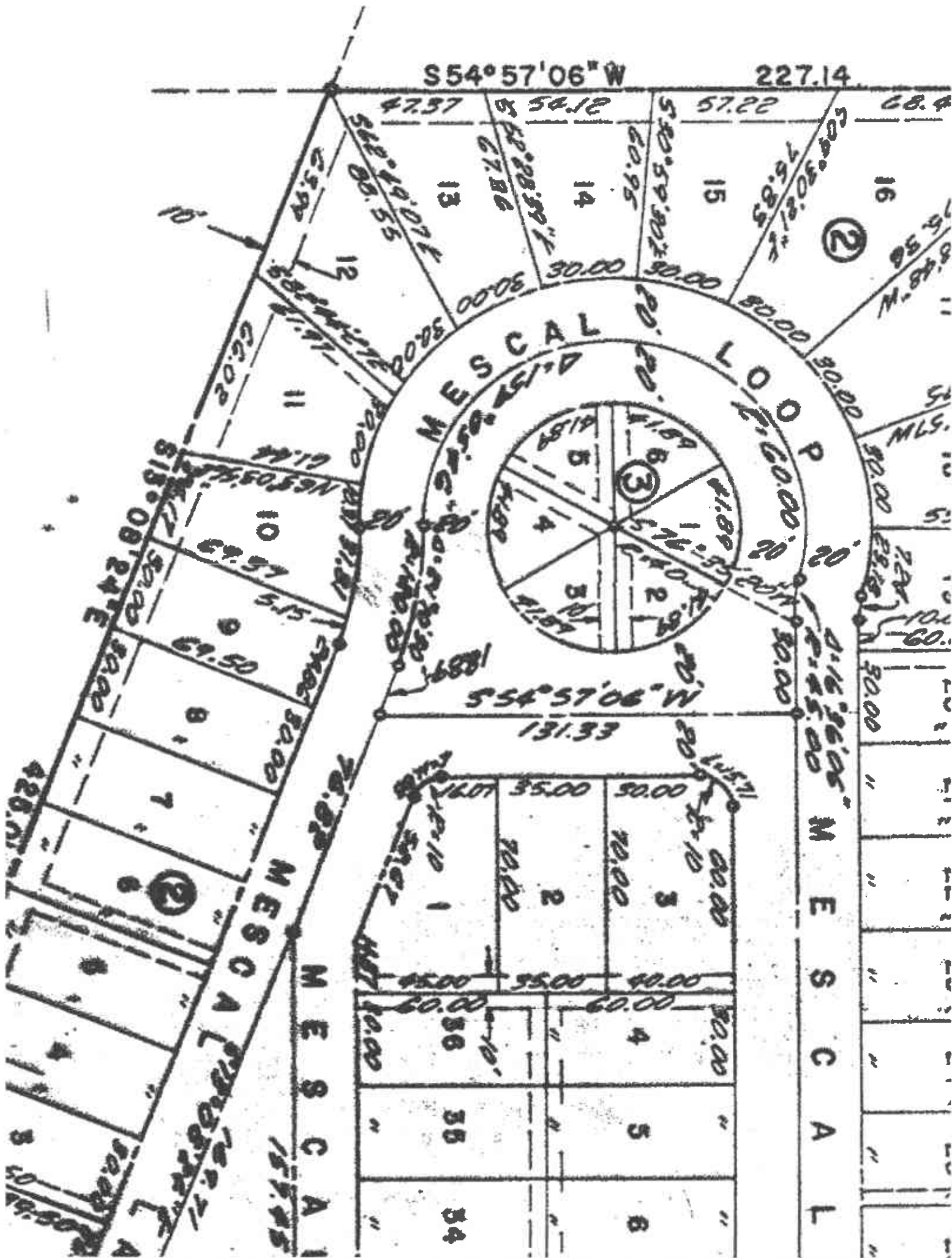
STATE OF NEW MEXICO  
County of **Sierra** ) SS  
I HEREBY CERTIFY that this instrument was filed for record on the **10th** day of **October**, A.D. 1988, at **10:10** o'clock **A.M.** and duly recorded in book **45**, page **345**, of the **Warranty Deed** records.  
**JOSEPH A. OLIVERA, JR.**  
Notary Public, Sierra County, N. Mex.  
By **JOSEPH A. OLIVERA, JR.** Deputy

ACKNOWLEDGMENT FOR CORPORATION  
STATE OF NEW MEXICO  
COUNTY OF **Sierra**  
The foregoing instrument was acknowledged before me this **10th** day of **October**, 1988, by **JOSEPH A. OLIVERA, JR.**, Notary Public, and that they are the persons whose names are subscribed to the foregoing instrument.  
**JOSEPH A. OLIVERA, JR.**  
Notary Public



UNPLATTED





When recorded, mail to:

Name: NORBERT L. DUGAN

Address: 8101 E. Buena Terra Way

City/State/Zip Code: Scottsdale, AZ 85250

WARRANTY DEED BOOK 65  
PAGE 592

Space above this line for Recorder's use

## DEED

For the consideration of Ten (10) Dollars, and other valuable considerations, I/we NORBERT L. DUGAN  
and DORIS E. DUGAN, his wife

do hereby convey unto THE NORBERT L. DUGAN AND DORIS E. DUGAN LIVING TRUST

all right, title and interest in that certain property situated in Sierra County,  
State of New Mexico, and described as follows:

SEE ATTACHED SHEET

IN WITNESS WHEREOF, I/we have hereunto set my(our) hand(s) and seal this 30 day of July

19 95

Norbert L. Dugan  
NORBERT L. DUGAN

Doris E. Dugan  
DORIS E. DUGAN

State of ARIZONA

County of Maricopa

## ACKNOWLEDGMENT

On this 30 day of July, 19 95, before me, the undersigned Notary Public,  
personally appeared NORBERT L. DUGAN and DORIS E. DUGAN

known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same to be  
his(her)(their) free act and deed

My Commission Expires August 5, 1996

Florence Rys  
Florence Rys

Notary Public  
Notary Public



ATTACHMENT TO DEED

Beginning for a tie at the N.E. corner of Section 10, T 13 S, R 4 W, N.M.P.M., Sierra County, New Mexico running thence S 0° 2' W, 1594.0 feet to a point, thence S 35° 06' E, 785.3 feet to a point, thence N 54° 54' E, 852.39 feet to a point, thence S 35° 06' E, 208.40 feet to a point, thence N 54° 54' E, 158.44 feet to a point, thence S 35° 06' E, 208.40 feet to a point, thence S 13° 11' 30" E a distance of 215.00 feet to the N.W. corner of lot 5 and the point of beginning, thence S 13° 11' 30" E, 107.50 feet to the S.W. corner, thence N 54° 54' E, 178.10 feet to the S.E. corner a point on the westerly line of State Highway Number 52, thence N 13° 11' 30" W along the westerly line of State Highway Number 52 107.50 feet to the N.E. corner, thence S 54° 54' W, 178.10 feet to the N.W. corner and point of beginning. Containing 0.44 acres.

No sewer or water promised.

STATE OF NEW MEXICO } ss  
County of Sierra  
I HEREBY CERTIFY that this  
Instrument was filed for record on the  
21<sup>st</sup> day of July, A.D., 1995  
at 9:59 o'clock PM and duly  
recorded in book 65 page 592-593  
of Warranty Deed records.  
Fees \$ 9.00  
Luis A. Carrizo  
County Clerk, Sierra County, N. Mex.  
By [Signature] MORERA  
Deputy

**QUITCLAIM DEED**

Chester R. Connor, Jr., formerly married to Janice M. Connor, for consideration paid quitclaims to Janice M. Connor, as her sole and separate property, whose address is Post Office Box 607, Elephant Butte, New Mexico 87935, the following described real estate in Sierra County, New Mexico:

See Exhibit A attached hereto and identified herein by this reference.

*THIS DEED IS GIVEN PURSUANT TO THAT CERTAIN MARITAL SETTLEMENT AGREEMENT AND FINAL DECREE FILED IN SIERRA COUNTY, NEW MEXICO DISTRICT COURT CAUSE NO. D0721-DM-99-00029.*

WITNESS my hand and seal this 9<sup>th</sup> day of April, 1999.

  
\_\_\_\_\_  
CHESTER R. CONNOR, JR.

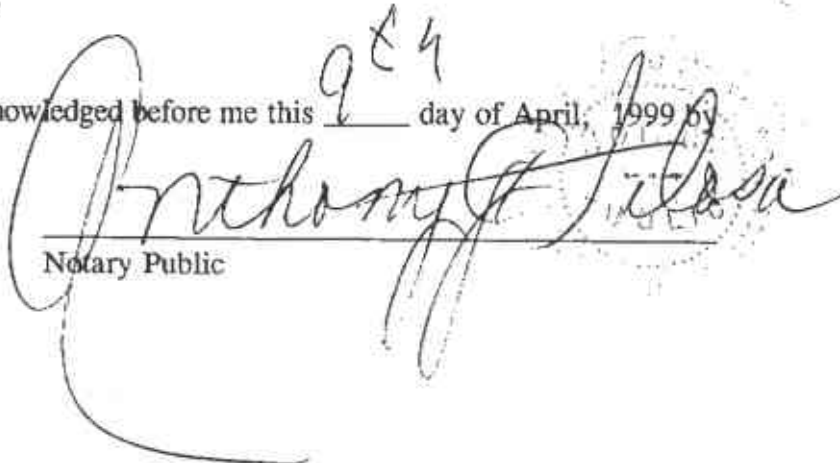
STATE OF NEW MEXICO )

COUNTY OF SIERRA )

: ss.

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 1999 by  
Chester R. Connor, Jr.

My Commission Expires:  
(Seal) 11/15/2000

  
\_\_\_\_\_  
Notary Public

### LEGAL DESCRIPTION

A certain tract of land situate within the Pedro Armendaris Grant #33, Projected Section 11, T13S, R4W, NMPM, Sierra County, New Mexico, bounded by State Highway 52 on the East, San Andres Drive on the South, Caballo Drive on the West, and Elephant Butte Estates Unit 7 on the North and West, and being more particularly described as follows:

Beginning at the northeast corner of said tract, a point on the west r/w of NM 52;  
Thence S. 13°08'24"E., 414.86 feet;  
Thence S. 55°50'47"W., 329.89 feet;  
Thence N. 35°05'10"W., 185.64 feet;  
Thence N. 56°18'02"E., 226.52 feet;  
Thence N. 13°08'24"W., 214.96 feet;  
Thence N. 54°57'08"E., 178.10 feet, to the point of beginning and containing 2.374 acres, more or less. The above described tract is subject to easements and restriction of record. There are no encroachments.

STATE OF NEW MEXICO } ss  
County of Sierra

I HEREBY CERTIFY that this  
Instrument was filed for record on the  
12th day of April, A.D., 1999  
at 2:04 o'clock P M. and duly  
recorded in book 72, page 255-256  
of Warranty Deed records.  
Fees \$ 9.00  
Rupe A. Carrejo  
County Clerk, Sierra County, N. Mex.  
By Sam Peterson Deputy

EXHIBIT A



40219 - 40282

