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Twenty-six thousand four hundred (26,400) feet to a stone marked "S. E. Cor. H." on North side where as spurs 24 inches diameter bears North thirty-two (32) degrees fifteen (15) minutes west twenty nine (29) feet, as spurs 20 inches diameter bears North twenty-three (23) degrees forty five (45) minutes east thirty-six (36) feet, each blazed and marked "B. T. S. C. H." thence Southwesterly along Crest of divide between Tiacata and Nutritos creek to an intersection of the west line of the so-called Smith tract thence Southwesterly along the west line of said Smith tract to the Southwest Corner thereof and the Southerly boundary line of said Tierra Amarilla Grant, thence east along the South line of said so-called Smith tract and co-incident with the South boundary line of the Tierra Amarilla Grant to the Southeast Corner of said so-called Smith tract thence North twenty-five thousand eighty and eight tenths (25,080.8) feet coincident with the east boundary line of said so-called Smith tract thence east to the point or place of beginning.

Excepting and Excluding, however, from the premises above described, all those several tracts, pieces or parcels of land which are excluded and excepted from that certain deed made by Charles C. Cation to the Chama Valley Land Company dated June 17, 1909 and recorded June 22, 1909, in book 4, at Pages 119 to 150, of the records in the office of the Probate Clerk and Ex-officio recorder of the County of Rio Arriba and State of New Mexico.

Together with the right to enter in and upon said lands, to explore and prospect for such ores, coal, petroleum, oil, gas, metals, carbons or hydro-carbons, and valuable mineral deposits, lodes and veins; to mine, take, remove, sell and dispose of any and all ores, coal, petroleum, oil, gas, metals, carbons or hydro-carbons and valuable mineral deposits which may be found therein; and in aid thereof and in connection therewith, to place, erect, construct and maintain such buildings, structures, machinery, equipment, conduits, roads and railroads thereon, sink such shafts, make such excavations, remove such soil, rock or valuable mineral deposits and material, cut and use timber, pasture and graze such work and draft animals, occupy such portions of said premises and erect, construct, operate and maintain such ditches, canals, flumes, dams or other water systems, as may be necessary or useful.

Together with the right, privilege and option to the party of the second part, its successors or assigns, at its or their election to purchase any portion portions of the lands herein before described which it may from time to time desire, which contain ores, coal, petroleum, oil, gas, metals, carbons or hydro-carbons, and valuable mineral deposits, together with sufficient land to prospect, explore and develop the same, at the rate of Ten dollars (\$10.00) for each and every acre of land so purchased, and the party of the first part, for itself, its successors and assigns, covenants that it and they will, within sixty days after the selection and demand by the said party of the second part, its successors or assigns, of any of such lands, make, execute and deliver, upon full payment therefor, its deed, or deeds, goods and sufficient in law, to such portion or portions of the lands so selected and demanded;

To Have and to hold the same, together with all and singular the appurtenances and privileges thereto belonging or in anywise thereto