



CURRENT OWNER SEARCH REPORT

Order Number:
RR-0017764192

AFX Reference Number:
79-399650-47

Subject Property:
**105 S OLIVE ST
CARLSBAD, NM 88220**

Effective:
04/10/2023

Completed:
04/24/2023

AFX RESEARCH, LLC

A Quarter-Century of Title Document Research Expertise
999 Monterey St. Suite 380, San Luis Obispo, CA 93401
(877) 848-5337 / www.afxllc.com

CURRENT OWNER SEARCH REPORT

(pg. 2 of 4)

Order #: RR-0017764192 | Reference #: 79-399650-47 | Completed: 04/24/2023 | Effective: 04/10/2023

PROPERTY AND OWNERSHIP INFORMATION

Owner's Name(s): ROBERT DAVID MOSS, JAMES A MOSS

Street Address: 105 S OLIVE ST

City, State Zip Code: CARLSBAD, NM 88220

APN/Parcel/PIN: 4-156-127-376-323
077287

County: EDDY

Instrument 1. WARRANTY DEED

Date Recorded: 08/06/1997

Book/Page: 288/1075

Dated: 08/06/1997

Grantor(s): ROBERT DAVID MOSS

Grantee(s): ROBERT DAVID MOSS, JAMES A MOSS

Notes: JAMES A MOSS - DECEASED AND DEATH CERTIFICATE FOUND IN BOOK/PAGE # 1/585,
RECORDED ON 06/22/2010, COPY NOT AVAILABLE ONLINE

Instrument 2. QUIT CLAIM DEED

Date Recorded: 12/12/1985

Book/Page: 264/1121

Dated: 11/30/1985

Grantor(s): GEMMA L MOSS

Grantee(s): ROBERT DAVID MOSS

TAX INFORMATION

Year:	Property Tax Status:	Due Date:	Amount:
2022	PAID		\$6.68
		Land Value:	\$809.00
		Total Assessed Value:	\$809.00



AFX RESEARCH, LLC
999 Monterey St. Suite 380, San Luis Obispo, CA 93401
Ph: (877) 848-5337 Fax: (800) 201-0620
<https://www.afxllc.com>

CURRENT OWNER SEARCH REPORT

(pg. 3 of 4)

Order #: RR-0017764192 | Reference #: 79-399650-47 | Completed: 04/24/2023 | Effective: 04/10/2023

MORTGAGES AND DEEDS OF TRUST

Instrument: **MORTGAGE**

Date Recorded: **12/18/1991**

Book/Page: **111/630**

Dated: **10/16/1991**

Original Amount: **\$14,000.00**

Mortgagor(s): **ROBERT DAVID MOSS**

Mortgagee(s): **UNITED NEW MEXICO BANK**

NOTES

RELEASE NOT FOUND THIS MORTGAGE, HENCE SHOWN IN THE REPORT.

JUDGMENTS, UCC, AND LIENS

NO JUDGMENTS, UCC'S, OR LIENS FOUND.

MISCELLANEOUS INSTRUMENTS

NO MISCELLANEOUS INSTRUMENTS FOUND.



AFX RESEARCH, LLC

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

Ph: (877) 848-5337 Fax: (800) 201-0620

<https://www.afxllc.com>

CURRENT OWNER SEARCH REPORT

(pg. 4 of 4)

Order #: RR-0017764192 | Reference #: 79-399650-47 | Completed: 04/24/2023 | Effective: 04/10/2023

THANK YOU FOR YOUR ORDER

For questions, please contact our office at **1-877-848-5337**.

Order Number:

RR-0017764192

AFX Reference Number:

79-399650-47

The Current Owner Search provides ownership and encumbrance information from the time the current owner purchased the property, up to present time. The report will verify property ownership, check property tax status and report on any encumbrances recorded during the current ownership, including: mortgages, taxes, liens and judgments.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Current Owner Search. The report includes:

- Current deed information (i.e. grantor, grantees, recording dates)
- Property tax status, when available
- Lien and judgment information (i.e. creditor, amounts, and recording dates)
- Copy of the most recently recorded deed

DISCLAIMER

This report was prepared for the intended use of AFX Research, LLC (AFX) and client, exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. No warranty, expressed or implied, is made whatsoever in connection with this report. AFX Research, LLC specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



AFX RESEARCH, LLC

999 Monterey St. Suite 380, San Luis Obispo, CA 93401
Ph: (877) 848-5337 Fax: (800) 201-0620
<https://wwwAFXllc.com>

SHORT FORM WARRANTY DEED (Joint Tenants)-New Mexico Statutory Form-Approved by State Comptroller as standard form, Oct. 6, 1947

EDDY COUNTY ABSTRACT CO.

WARRANTY DEED (JOINT TENANTS)

Robert David Moss, a single man

Robert David Moss, a single man, for consideration paid, grant ^S to
 Robert David Moss, a single man, whose address is 105 S. Olive
 Carlsbad, New Mexico and James A. Moss a married man dealing in
 his sole and separate property same
 whose address is same

as joint tenants the following real estate in Eddy County, New Mexico:

Lot 19, GUADALUPE MOUNTAINSRECREATIONAL SUBDIVISION UNIT NO. 4, Situated in
 the N1/2 of Section 30, Township 24 South, Range 22 East, N.M.P.M., Eddy
 County, New Mexico, as shown on the official plat thereof on file in the
 office of the County Clerk of Eddy County, New Mexico.

AND

The South 1/3 of Lots 1 and 3, Block 6, GIBSON'S ADDITION to the City
 of Carlsbad, Eddy County, New Mexico.

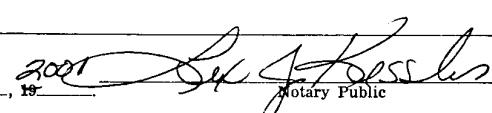
with warranty covenants.

WITNESS my hand and seal this 6th day of
 August 1997 
 Robert David Moss (Seal)


 STATE OF NEW MEXICO
 County of Eddy } ss.
 PUBLIC

This instrument was acknowledged before me on 6th day of August
 1997 by Robert David Moss, a single man

My Commission expires 6-9, 2001


 Notary Public

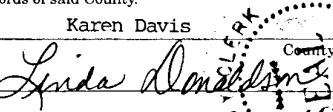
STATE OF NEW MEXICO,
 County of Eddy } ss.

I hereby certify that this instrument was filed for
 record on the 6 day of
 August, A.D. 1997
 at 4:32 o'clock P.M., and duly recorded in
 BOOK 288 PAGE 1075 of

Records of said County.

Karen Davis

County Clerk

By  Deputy

Rec. No. Fees \$ 0.00

Return to _____

RECEPTION
 978832

Document Category: DEATH CERTIFICATE DOCUMENTS

Doc Description: CTF DEATH

Reception No: CTF_DEATH-0001-0585

Book: 0001

Page: 0585

Number of Pages:

Recorded Date: 06/22/2010

Document Status: Recorded and Verified document

Submitted By:

Return To:

Return Address:

Return City:

Return State:

Return Zip:

Notes:

Name Information

Decedent:

MOSS JAMES ALBERT

Date of Death: 05/20/2010

QUITCLAIM DEED

GEMMA L. MOSS, wife of Robert D. Moss _____ for consideration paid, quit claim \$ to
 ROBERT DAVID MOSS, husband of Gemma L. Moss _____, whose address is _____

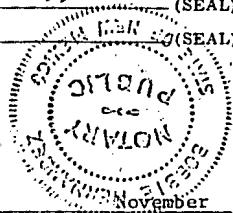
the following described real estate in _____ Eddy _____ County, New Mexico:

The South 1/3 of Lots 1 and 3, Block 6, GIBSON'S ADDITION, to the City of Carlsbad, Eddy County, New Mexico.

WITNESS My hand _____ and seal _____ this _____ day of November, 1985.

Gemma L. Moss (SEAL)
 Gemma L. Moss (SEAL)

(SEAL) (SEAL)



ACKNOWLEDGMENT—Individual (Short Form)

STATE OF NEW MEXICO, _____
 County of Eddy } ss.

The foregoing instrument was acknowledged before me this 30th day of November, 1985, by Gemma L. Moss, wife of Robert D. Moss.

My Commission expires 1-21, 1989.

Bobbie Hernandez
 Notary Public

ACKNOWLEDGMENT—Corporation (Short Form)

STATE OF NEW MEXICO _____
 County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____
 by _____ President
 of _____ a _____ corporation
 on behalf of said corporation.

My Commission Expires: _____ Notary Public

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

I hereby certify that this instrument was filed for record on the _____ day of _____, A. D., 19_____
 at _____ o'clock _____ M., and duly recorded in
 Book _____ Page _____ of

Records of Deeds of said County.

County Clerk

By _____ Deputy

Rec. No. _____ Fees, \$ _____

Return to _____

RECEPTION
#48540

BOOK 264 PAGE 1122

SEPARATE PROPERTY AGREEMENT

Pursuant to Sec. 40-3-f, A (5), NMSA 1978 Comp.,

Robert D. Moss

and Gemma L. Moss, his wife, agree that the property described as follows:

The South 1/3 of Lots 1 and 3, Block 6, GIBSON'S ADDITION, to the City of Carlsbad, Eddy County, New Mexico.

is hereby designated as the separate property of said

Robert David Moss and Gemma L. Moss

hereby expressly waives, relinquishes and releases any and all right, title, claim or interest in and to the above described real property.

The parties further agree that all community income of the parties used to acquire or purchase the premises or make repairs or improvements thereon now or in the future, including all community funds or income of the parties used to pay any indebtedness now or hereafter secured by a lien against the premises, is hereby designated as the separate property of ROBERT DAVID MOSS

dated this 30 day of November, 19 85.



STATE OF NEW MEXICO)
County of Eddy) ss

Robert Moss
Robert D. Moss

Gemma L. Moss
Gemma L. Moss

The foregoing instrument was acknowledged before me this 30 day of November, 19 85, by Robert D. Moss and Gemma L. Moss, his wife

Billy Hernandez
Notary Public

RECORDEER'S MEMORANDUM
All or parts of the text on this page was
not clearly legible for satisfactory recordation.
EDDY COUNTY CLERK

My Commission Expires: 1-21-89

STATE OF NEW MEXICO, County of Eddy, ss. I hereby certify that this instrument was filed for record on the 12 day of December, A.D. 19 85 at 1:21 o'clock P.M., and duly recorded in BOOK 264 PAGE 1121 of the Records of Deeds of said County.

RUTH A. KING, County Clerk

By *Jillie G. Alvarado* Deputy