

## QUITCLAIM DEED

Frank Reed, a single man and Ellen Bramblett, a single woman, for consideration paid, quitclaims to Frank Reed, a single man and Ellen Bramblett, a single woman, as joint tenants, whose address is 136 Corrida De Rio, Alto, New Mexico 88312, the following described real estate in Lincoln County, New Mexico:

Tract 4, being a tract of land within the NW/4NE/4, lying North of NM 220, Section 27, Township 10 South, Range 13 East, N M P M, Lincoln County, New Mexico, as shown by the Boundary Survey Keplat Family Claim of Exemption filed for record in the Office of the County Clerk of Lincoln County, New Mexico, May 23, 2012, in Cabinet J. Slide No 739,

TOGETHER WITH all improvements,

SUBJECT TO easements reservations and **restrictions of record;**

AND FURTHER SUBJECT TO the following LIMITATIONS AND RESTRICTIONS

- 1 GENERAL RESTRICTIONS All of the property shall be owned, held, encumbered, leased, used, occupied and enjoyed subject to the Declaration and following limitations and restrictions.
- 2 USES The Property may be used for any Legal Purpose, save and except the following, which shall not be allowed.
  - A Salvage, scrap metal, or "junk" operations of any kind,
  - B Swine, poultry, or other livestock operations which deal in the commercial feeding, raising or slaughter of animals,
  - C Sexually oriented businesses,
  - D Any other use which, by it's nature (whether noise, odor, hours of operation, etc.) would be a nuisance to adjoining owners
- 3 Improvements All improvements to the property shall be done in a professional and workmanlike manner and any residence on the property shall be constructed on site from the ground up,

Witness our hand(s) and seals(s) this 23<sup>RD</sup> day of May, 2014.

  
Frank Reed

  
Ellen Bramblett

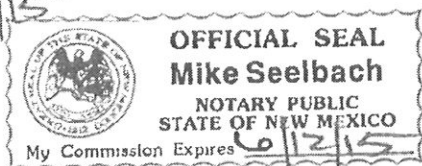
STATE OF NEW MEXICO )  
COUNTY OF LINCOLN )

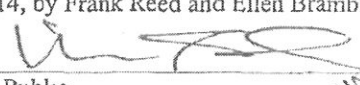
This instrument was acknowledged before me this 23<sup>RD</sup> day of May, 2014, by Frank Reed and Ellen Bramblett

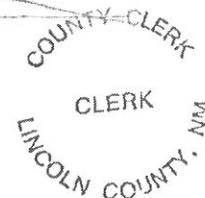
My Commission Expires

6/12/15

(seal)



  
Notary Public



LINCOLN COUNTY-NM  
RHONDA B BURROWS, CLERK  
201402915  
Book 2014 Page 2915  
1 of 1  
05/27/2014 02:02:20 PM



This Correction Special Warranty Deed is being re-recorded to correct an incorrect legal description and in correction of, substitution for and in lieu of that certain Special Warranty Deed filed of record in the Lincoln County Records on July 18, 2019 in Book 2019 at Page 3746 (2 pages).

### **CORRECTION SPECIAL WARRANTY DEED**

**FRANK REED and ELLEN BRAMBLETT**, husband and wife, as joint tenants, for consideration paid, grant to **ROBERT F. REED and ELLEN E. BRAMBLETT**, Trustees of the **FRANK REED AND ELLEN BRAMBLETT TRUST** under Trust Agreement dated July 9, 2019, as may be amended, whose address is 108 Walkabout Loop, Ruidoso, New Mexico 88345, and any successor trustee, the following described real estate in Lincoln County, New Mexico, together with all improvements thereon and all easements appurtenant thereto:

Tract 1, being a tract of land within the NW/4NE/4, lying North of NM 220, Section 27, Township 10 South Range 13 East, N.M.P.M., Lincoln County, New Mexico, as shown by the Boundary Survey Replat Family Claim of Exemption Plat filed for record in the Office of the County Clerk of Lincoln County, New Mexico, May 23, 2012, in Cabinet J, Slide No. 739;

and

REED TRACT 4A-1, within the NW/4 NE/4 of Section 27, Township 10 South, Range 13 East, N.M.P.M., Lincoln County, New Mexico, as shown by the Boundary Survey Replat of Tract 3 and Tract 4A, filed in the office of the County Clerk of Lincoln County, New Mexico, June 25, 2018, in Book C-K, page 266;

and

Tract 4B, within the NW/4 NE/4 of Section 27, Township 10 South, Range 13 East, N.M.P.M., Lincoln County, New Mexico, as shown by the Boundary Survey Replat and Grant of Easement in Tract 3 and Tract 4, filed in the office of the County Clerk of Lincoln County, New Mexico, December 31, 2014, in Book C-J, page 1062;

SUBJECT TO all restrictions, reservations, easements and rights-of-way of record;

AND FURTHER SUBJECT TO the following LIMITATIONS AND RESTRICTIONS:

1. **GENERAL RESTRICTIONS:** All of the property shall be owned, held, encumbered, leased, used, occupied and enjoyed subject to the Declaration and following limitations and restrictions:
2. **USES:** The property may be used for any legal purpose, save and except the following which shall not be allowed:
  - a. Salvage, scrap metal, or "junk" operations of any kind;
  - b. Swine, poultry, or other livestock operations which deal in the commercial feeding, raising or slaughter of animals;
  - c. Sexually oriented businesses;
  - d. And other use which, by it's nature (whether noise, odor, hours of operation, etc.) would be a nuisance to adjoining owners.
3. **IMPROVEMENTS:** All improvements to the property shall be done in a professional and workmanlike manner and any residence on the property shall be constructed on site from the ground up;

with special warranty covenants.

EXECUTED this 30<sup>th</sup> day of August, 2019.

  
FRANK REED

  
ELLEN BRAMBLETT



8/30/2019

4:00:43 PM

STATE OF NEW MEXICO  
COUNTY OF LINCOLN } ss.

This instrument was acknowledged before me on the 30<sup>th</sup> day of August, 2019 by  
**FRANK REED** and **ELLEN BRAMBLETT**, husband and wife, as joint tenants.

My Commission Expires:

6/12/2023

After recording, Return to:  
Mark W. Taylor & Associates, P.C.  
P.O. Box 898  
Roswell, NM 88202-0898

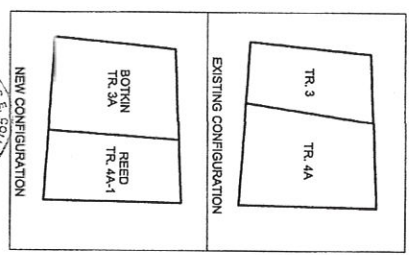
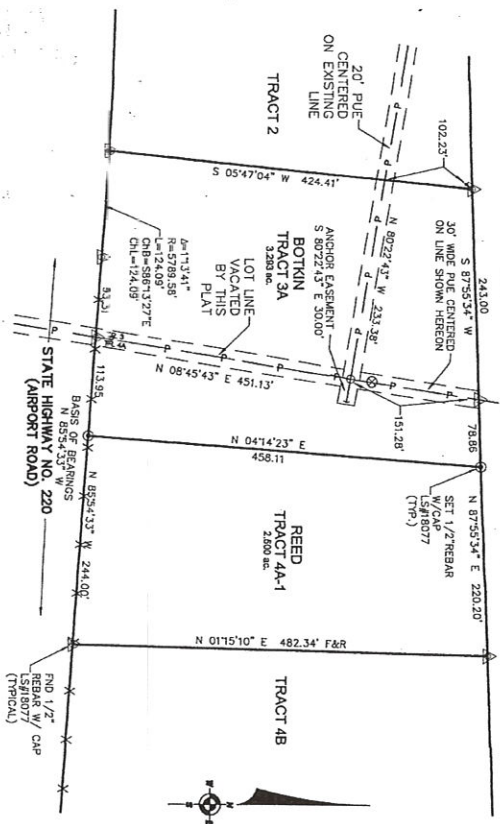


Mike Seelbach  
Notary Public  
OFFICIAL SEAL  
Mike Seelbach

NOTARY PUBLIC State of New Mexico  
My Commission Expires 6/12/2023

W:\Reed, Frank & Bramblett, Ellen.4576\Deed, Lincoln, Tract 1 & 4, Sec 27, T10S, R13E, CORRECTION, Final. wpd

BOUNDARY SURVEY REPLAT  
TRACT 3 AND TRACT 4A,  
WITHIN THE NW/4 NE/4 OF SECTION 27,  
TOWNSHIP 10 SOUTH, RANGE 13 EAST, N.M.P.M.,  
LINCOLN COUNTY, NEW MEXICO



FLOOD CERTIFICATE  
THESE TRACTS ARE LOCATED OUT OF A SPECIAL FLOOD  
HAZARD AREA, AS SHOWN ON THE LINCOLN COUNTY FEMA  
FLOOD MAPS DATED NOVEMBER 18, 2017.



APPROVAL BY LIAISON OF TRACT 3  
LIAISON: Maria Romero  
NAME AND TITLE: MARIA ROMERO, AVE  
DATE: 5-17-2018

PUE = PUBLIC UTILITY EASEMENT  
D.T. COLLINS & ASSOCIATES P.C.  
SURVEYING, MAPPING  
1042 MICHIGAN DR. 575-258-9272  
RUIDOSO, LINCOLN COUNTY, NEW MEXICO

APPROVAL BY UTILITY COMPANIES: NOTE: AN EASEMENT IS RESERVED FOR ALL OVERHEAD UNDERGROUND PUBLIC  
UTILITIES ON THE LANDS PLATTED HEREON. THIS EASEMENT INCLUDES THE RIGHT OF ACCESS AND EGRESS ACROSS  
THE LANDS PLATTED HEREON FOR THE BENEFIT OF THE UTILITY COMPANIES, AND THE UTILITY COMPANIES  
HEREBY AGREE TO GRANT SUCH EASEMENT TO THE LANDS PLATTED HEREON.  
WINDSTREAM COMMUNICATIONS  
DATE: 5/15/18  
TITLE: OFFICE MANAGER  
DATE: 5/15/18  
TITLE: MANAGER  
DATE: 5/15/18  
TITLE: MANAGER

SURVEYOR'S CERTIFICATE  
I, ERIC E. COLLINS, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 18977, DO HEREBY CERTIFY  
THAT THIS BOUNDARY SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR  
THE ACCURACY OF THE SURVEY, AND THAT THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.  
DATE: 5/15/18  
SIGNATURE: Eric E. Collins  
FENCE E. COLLINS, N.M.P.S. NO. 18977

SCALE 1" = 100'  
0 50 100 150 200  
SCALE IN FEET  
R=RECORD F=FIELD



ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) SS  
COUNTY OF LINCOLN ) SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2018, BY ELLEN  
FRANK REED, A SINGLE WOMAN.  
MY COMMISSION EXPIRES: 4/30/20  
NOTARY PUBLIC  
OFFICIAL SEAL  
Eric E. Collins  
Notary Public  
State of New Mexico  
My Commission Expires: 5/31/2020

ACKNOWLEDGMENT  
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COUNTY OF LINCOLN ) SS  
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COUNTY OF LINCOLN ) SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April, 2018, BY FRANK REED,  
A SINGLE MAN.  
MY COMMISSION EXPIRES: 4/30/20  
NOTARY PUBLIC  
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Eric E. Collins  
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COUNTY OF LINCOLN ) SS  
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