

# City of Santa Fe, New Mexico

## **Attachment B** **Applicant Submittals**

1. Application & Letter of Intent
2. Associated Plats & Deeds
3. Original Lease & Lease Amendment



FRIEDMAN WALCOTT HENRY & WINSTON, LLC

ATTORNEYS AT LAW

GARY FRIEDMAN  
DONALD A. WALCOTT  
ALISON M. WALCOTT  
CHARLES V. HENRY, IV  
RACHEL L. WINSTON

January 6, 2026

Cover Letter

City of Santa Fe  
Planning Commission

Re: 315 Sena Street (Property);  
Request for Certificate of Compliance / Legal Lot of Record

Dear Planning Staff and Commissioners,

On behalf of the property owner, the Christopher Alden Olson Revocable Trust, enclosed please find a completed application for a Certificate of Compliance, together with a supporting Letter of Intent and accompanying exhibits, for the property located at 315 Sena Street.

The application is submitted to confirm the Property's status as a Legal Lot of Record pursuant to SFCC §14-3.7(A)(7). The request is based on the Property's lawful creation within a recorded subdivision, a minor and internal historic lot line adjustment that did not create additional lots or density, and more than four decades of consistent reliance on the current boundaries through recorded surveys, conveyances, and City permitting.

This request does not seek any zoning relief, variance, or discretionary approval, and presents no impacts to infrastructure, access, utilities, or neighboring properties. Rather, it seeks formal confirmation of a legacy condition that has long existed and been relied upon in good faith.

We appreciate the Planning Division's review of this submission and respectfully request timely consideration due to an active real estate transaction that is expressly contingent upon resolution of the Legal Lot of Record issue.

Please let me know if additional materials, clarification, or supplemental documentation would assist in your review.

Respectfully,

Charles V. Henry, IV  
Attorney for Property Owner



CITY OF SANTA FE

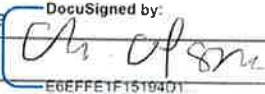
CERTIFICATE OF COMPLIANCE  
PLUD-16

PROJECT INFORMATION		
Project Name: <i>N/A</i>		
Address: <i>315 Sena Street, Santa Fe, NM</i>	Parcel Size: <i>.092; 4,006.235 sq ft.</i>	
Zoning: <i>R-21</i>	Current Land Use: <i>residential</i>	Future Land Use: <i>residential</i>
Pre-application Conference Date:		

SUBMITAL CHECKLIST	
<p>Submittal requirements may vary based on the individual application and method of compliance. The City reserves the right to request additional information during the review process. Documents considered in the certificate of compliance process must meet legal lot of record requirements. City of Santa Fe Staff can plot warranty deed legal descriptions for an additional fee.</p> <p>Please submit items as separate PDF files saved with unique and descriptive file names:</p>	
<input checked="" type="checkbox"/> Letter of Intent	<input checked="" type="checkbox"/> North, West, South and East Adjoiner Plats or Deeds
<input type="checkbox"/> Lot shown on the 1957 Scanlon Map	<input checked="" type="checkbox"/> Additional Plat(s) as needed to convey LLOR status
<input checked="" type="checkbox"/> Warranty Deed(s)	<input type="checkbox"/> King's Map
<input checked="" type="checkbox"/> Pre Code Deed(s)	<input type="checkbox"/> Site Plan with vicinity map and plotted adjoiners

PROPERTY OWNER INFORMATION		
Name (First, Last): <i>Christopher Alden Olson Revocable Trust</i>		
Address: <i>315 Sena Street</i>	Suite/Unit #	
<i>Santa Fe</i>	<i>NM</i>	<i>87501</i>
City	State	ZIP Code
Phone: <i>505-501-0349</i>	E-mail Address: <i>galenale@me.com</i>	

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)		
Name (First, Last): <i>Charles Henry of Friedman, Walcott, Henry &amp; Winston, LLC</i>		
Address: <i>150 Washington Ave., Suite 207</i>	Suite/Unit #	
<i>Santa Fe</i>	<i>NM</i>	<i>87501</i>
City	State	ZIP Code
Phone: <i>505-982-9559 ext 2</i>	E-mail Address: <i>charlie@walcottlaw.com</i>	

AGENT AUTHORIZATION (IF APPLICABLE)	
I am/We are the owner(s) and record title holder(s) of the property located at:	
I/we authorize  to act as my/our agent to execute this application.	
Signed: _____	Date: <i>12/24/2025</i>
Signed: _____	Date: _____



## FRIEDMAN WALCOTT HENRY & WINSTON, LLC

ATTORNEYS AT LAW

GARY FRIEDMAN  
DONALD A. WALCOTT  
ALISON M. WALCOTT  
CHARLES V. HENRY, IV  
RACHEL L. WINSTON

January 6, 2026  
Letter of Intent

City of Santa Fe  
Planning Commission

Re: 315 Sena Street (Property);  
Request for Certificate of Compliance / Legal Lot of Record

Dear Commissioners,

I represent the owner of the 315 Sena Street, the Christopher Alden Olson Revocable Trust. My client seeks approval of this Commission for the issuance of a Certificate of Compliance confirming that the Property is a Legal Lot of Record (LLR) pursuant to SFCC 1987 14-3.7(A)(7) through the Commission's authority under 14-12.1.

### Current Status of the Property

The Property is located in the historic district of Santa Fe. The Property's zoning is R-21. The Property size is .092 acres or 4,006.235 square feet. The Property was originally created in 1939-1941 as part of a twelve (12) lot subdivision referred to as the "Frank Andrews Subdivision". [See Exhibits 1 and 2].

The LLR issue arises from a minor internal lot line adjustment that occurred in early 1980s, whereby approximately 450–660 square feet square feet, that was reallocated between the Property and an adjacent property (Lot 10 -- 727 Gomez Road). This other lot is also within the Andrews Subdivision. The adjustment did not create any new lots, eliminate any existing lot, or increase residential density.

The Property is currently under contract for sale. The Property was originally scheduled to close in November but has been extended into January 10, 2025, solely due to the question of LLR status. The timing of the Planning Commission's review and decision is critical because the sale is expressly contingent upon resolution of the LLR issue.

### History of the Property

The Property originated as Lot 5 of the Frank Andrews Subdivision through the recording of a subdivision plat in 1929 (amended in 1930) [Exhibits 1 and 2] ("Andrews Subdivision"). The Andrews

Subdivision was lawfully established and recorded, and Lot 5 was created as a discrete, buildable parcel fronting Sena Street.

The Property (Lot 5) is bordered on the south by Sena Street, on the west by Lot 4 (729 Gomez) of the Andrews Subdivision and on the north by Lot 10 (727 Gomez). Lot 4 and Lot 10 are also of the Andrews Subdivision. On the east the Property is bordered by what is now 311 Sena Street, which was not part of the Andrews Subdivision.

On October 3, 1957, Earl and Lutie Beard became the owners of Lot 5 (315 Sena) [Exhibit 8.3]. The Beards had previously in 1942 become the owners of Lot 10 (727 Gomez), and Lot 4 (729 Gomez) [Exhibits 9.1 and 10.1].

In 1981, while under common ownership, the Beards adjusted the internal boundary between the Property and Lot 10 by and through a "Plat Showing Survey of Property for Earl Beard and Lute Ray Beard Located Within the Lots 4, 5, 10 Frank Andrews Subdivision" prepared by Samuel Davalos, and recorded with the Santa Fe County Clerk on February 5, 1981 at book 97, page 12; ("81 Beard Survey") [Exhibit 3].

In 1983 the Beards made a subsequent further minor adjustment to the internal property lines of the Property and Lot 10. This minor adjustment occurred through a "Plat of Survey for Earl Beard, prepared by Robert L. Benavides and recorded with the Santa Fe County Clerk on August 18, 1983 at book 137, page 46; ("83 Beard Survey") [Exhibit 4]. The 1983 Beard Survey [Ex. 4] shows both the "Former Property Line" (Lots 5 and 10 as originally created in the 1931 Andrews Subdivision) and is essentially how the Property exists today.

The adjustment of the internal property lines in the early 1980s involved approximately 450–660 square feet, was entirely internal to the original subdivision, and did not create any additional lots, extinguish any lots, or increase density.

The 81 and 83 Beard Surveys and clearly depict both the original subdivision lot lines and the adjusted configuration that remains in place today. The adjustments were modest, internal to the original subdivision, and did not result in the creation of any additional buildable parcels or development rights.

Following these adjustments, numerous surveys were prepared and recorded for the Property and the adjacent properties. These include the 1982 Hampel survey for 311 Sena Street (the property to the east) [Exhibit 7], the 2001 Starr survey for 727 Gomez [Exhibit 5], and the 2006 Kapp survey for 315 Sena Street [Exhibit 6]. These surveys consistently relied upon and referenced the earlier 1981 and 1983 Beard Surveys.

Consistently, numerous conveyances of the Property and its adjacent properties occurred over several decades. These conveyances specifically reference these surveys of the Property without objection or dispute [Exhibit 8 (deeds for the Property), Exhibit 9 (Deeds for Lot 10-- 727 Gomez), Exhibit 10 (Deeds for Lt 4 -- 729 Gomez) and Exhibit 11 (Deeds for 311 Sena)].

These deed exhibits are not the entirety of the chains of titles for these properties. They are attached in conjunction with the surveys to show that the Property and the adjacent parcels, not under common ownership were surveyed and conveyed in reliance on the same boundary configuration, demonstrating

longstanding third-party reliance, stability of possession and the absence of boundary disputes, all reflecting the minimal adjustment of the property lines between the Property and Lot 10 over 40 years ago. Further, they show that the impact of the adjustment was modest, internal to the original subdivision and did not result in the creation of any additional buildable parcels or development rights.

As recently as 2011, the City issued a building permit for the Property in which the "Legal Lot of Record" designation was affirmatively checked and indicated. [Exhibit 12]. While the City has appropriately clarified that issuance of a building permit alone does not conclusively establish LLR status, this history reflects decades of good-faith reliance on the Property's lawful configuration.

### **Basis for Certificate of Compliance**

This Property presents a clear case for issuance of a Certificate of Compliance.

- \* The Property originated as a lawfully created lot within a recorded subdivision;
- \* The historical lot line adjustment was minor, internal, and non-subdividing;
- \* No additional lots, dwelling units or density claims were created;
- \* The Property appears to continue to meet minimum lot size requirements;
- \* There has been continuous ownership, conveyance, taxation, and occupation of the Property as a separate parcel for nearly a century, and under the current property lines for over 40 years.
- \* There is no public harm associated with recognizing the Property as a Legal Lot of Record.
- \* There are no impacts to access, utilities, infrastructure, or neighboring properties, and no zoning relief or variance is being requested.

The present LLR question arises solely from modern scrutiny applied to legacy conditions that were long accepted, documented, and relied upon in good faith.

### **Request**

For these reasons, I respectfully request that this commission issue a Certificate of Compliance confirming the Property located at 315 Sena Street is a Legal Lot of Record.

Thank you for your consideration. Please let me know if additional documentation or clarification would be helpful.

Sincerely,

Charles V. Henry

cc: Sothebys (Darlene Streit Team); Jennifer Salimbene; Seller; Buyer; Gary Friedman

Attachments:

- Exhibit 1 – 1929 Frank Andrews Subdivision Plat
- Exhibit 2 – Amended Andrews Subdivision Plat (1930)
- Exhibit 3 – 1981 Davalos / Beard Survey (Book 97, Page 12)
- Exhibit 4 – 1983 Benavides Survey (Book 131, Page 46)
- Exhibit 5 – 2001 Boundary Survey (727 Gomez Road)
- Exhibit 6 – 2006 Boundary Survey (315 Sena Street)
- Exhibit 7 – 1982 Hampel Survey (311 Sena Street)
- Exhibit 8 – Recorded Deeds for 315 Sena Street (Lot 5) (Property)
  - 8.1 1929 Deed (Peabodys to Andrews)
  - 8.2 1932 Deed (Andrews to Faulk)
  - 8.3 1957 Deed (Faulk to Beards)
  - 8.4 1983 Deed (Beards to Davis)
  - 8.5 1985 Deed (Davis to Mudd)
  - 8.6 1993 Deed (Mudd to Summer)
  - 8.7 2003 Deed (Summer to Summer Trust)
  - 8.8 2006 Deed (Summer Trust to Kapp)
  - 8.9 2008 Deed (Kapp to Scott)
  - 8.10 2014 Deed (Scott to Olson)
- Exhibit 9 – Recorded Deeds for 727 Gomez Road (Lot 10)
  - 9.1 1942 Deed (Dispain to Beards)
  - 9.2 1983 Deed (Bears to Wise)

9.3 1992 Deed (Wise to Starr)

9.4 2013 Deed (Starr to Partridge)

9.5 2015 Deed (Partridge to Moon Holdings)

9.6 2020 Deed (Moon to Lukas)

- Exhibit 10 – Recorded Deeds for 729 Gomez Road (Lot 4)

10.1 1942 Deed (Dispain to Beards)

10.2 1986 Deed (Davis) -- '83 Benavides Survey

10.3 2021 Deed (Blacker to Smith) -- '83 Benavides Survey

- Exhibit 11 – Recorded Deeds for 311 Sena Street

11.1 1927 Deed (Taylor to Hampel)

11.2 1982 Deed (Hampel to Hampel)

11.3 1982 Deed (Hampel to Scarborough)

11.4 1992 Deed (Scarborough to \*ohlgemuth)

- Exhibit 12 – Prior City Permit Showing LLR Designation

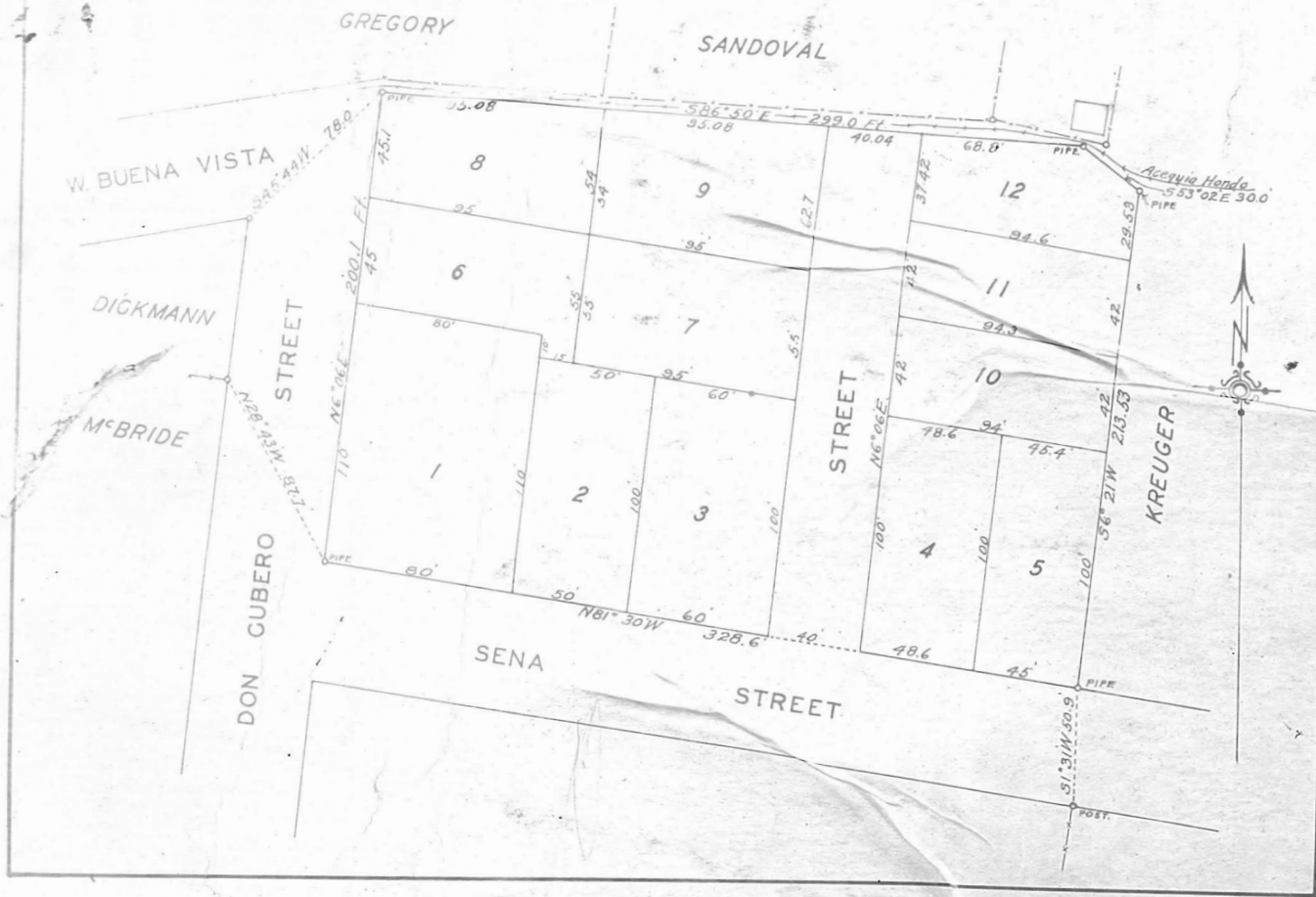
MAP  
SHOWING DIVISION OF LAND BELONGING TO

**FRANK ANDREWS**

PREGINT N° 4. SANTA FE, N.M.

GEO. M. NEEL, ENGR. SEP. 2, 1929.

SCALE 1"=40'



The Globe-Wernicke Co.  
CINCINNATI  
MADE IN U.S.A.

The Globe-Wernicke Co.  
CINCINNATI  
MADE IN U.S.A.

*Amended Plat.*

*Geo. M. Neel.*

Exhibit 2  
1-6-26 Ltr  
315 Sena Street  
Page 1 of 2

**MAP**  
SHOWING SUBDIVISION OF LAND BELONGING  
TO  
**FRANK ANDREWS**  
PRECINCT N<sup>o</sup> 4. SANTA FE, N. M.  
GEO. M. NEEL, ENGR. SEP. 2, 1929.  
SCALE 1"=40'

Filed this 10 day of  
March A. D. 1930  
at 3 o'clock PM minutes  
McSafford County Clerk.  
By \_\_\_\_\_ Deputy



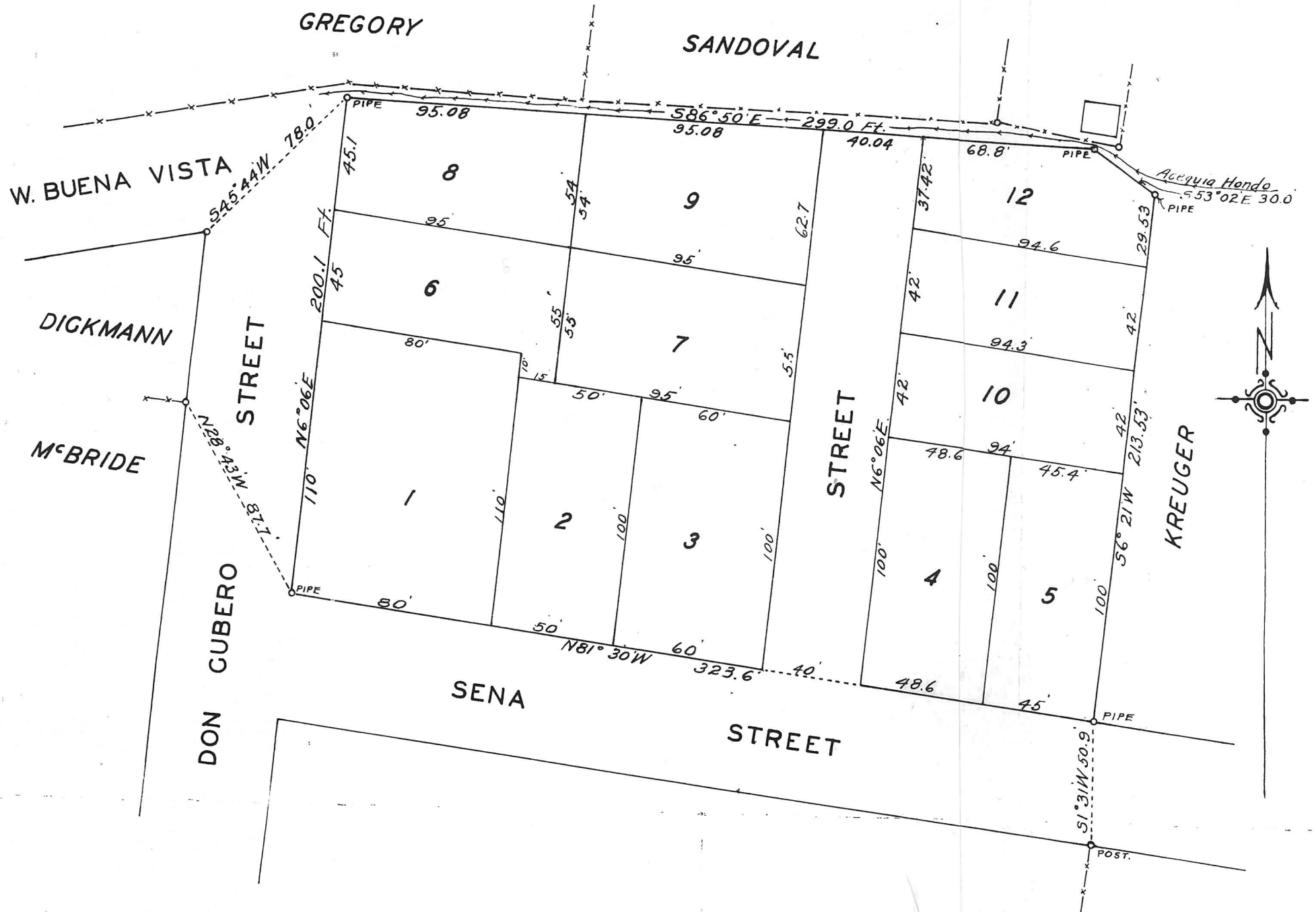
Amended Plat.

Geo. M. Neel.

Exhibit 2  
1-6-26 Ltr  
315 Sena Street  
Page 2 of 2

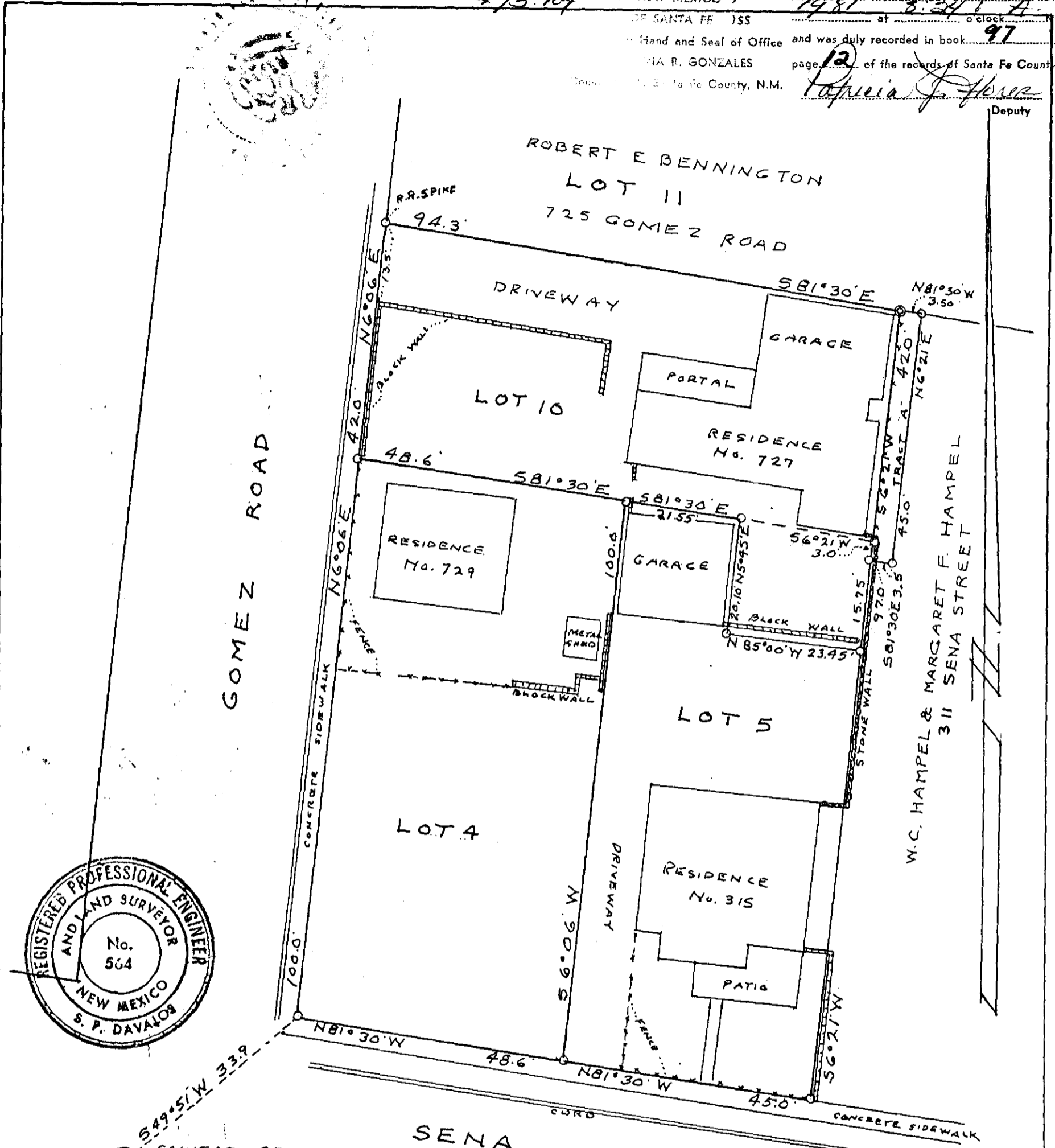
MAP  
SHOWING SUBDIVISION OF LAND BELONGING  
TO  
**FRANK ANDREWS**  
PRECINGT N<sup>o</sup> 4. SANTA FE, N. M.  
GEO. M. NEEL, ENGR. SEP. 2, 1929.  
SCALE 1"=40'

Filed this 10 day of  
March A. D. 1930  
at 3 o'clock minutes P. M.  
McSafford  
County Clerk  
Deputy



I hereby certify that this instrument was filed for record on the 5 day of Feb, A.D. 1981 at 8:30 o'clock PM and was duly recorded in book 97 page 12 of the records of Santa Fe County, N.M. Patricia J. Horner Deputy

473.104

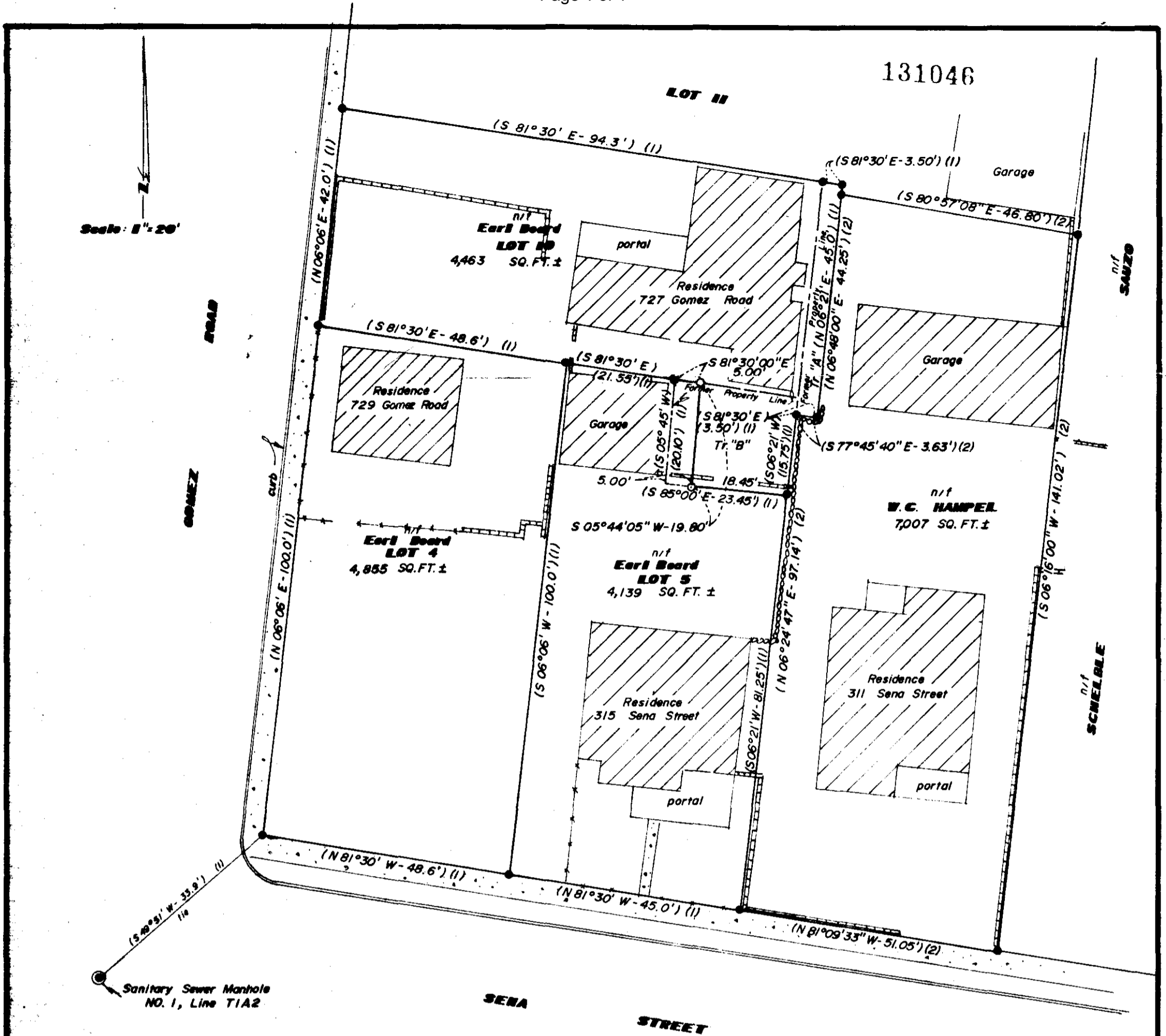


○ SANITARY SEWER MANHOLE No. 1 - LINE T1A2

PLAT  
 SHOWING SURVEY OF PROPERTY  
 FOR  
 EARL BEARD AND LUTIE RAY BEARD  
 LOCATED WITHIN THE  
 LOTS 4, 5, 10, FRANK ANDREWS  
 SUBDIVISION  
 727 & 729 GOMEZ ROAD, 315 SENA  
 SANTA FE, NEW MEXICO  
 SCALE 1"=20 FEET

I certify that this plat and field notes thereon are a true and correct copy of a survey completed in the field by me on 21 June 1979. Plat and field notes of G. M. Neel survey dated 2 September 1926 were used. Tract "A" surveyed 29 Jan. 1981.  
Samuel P. Davalos  
 Samuel P. Davalos  
 Registered Engineer-Surveyor

- - Indicates iron stakes set at corners except as noted.
- ◎ - Indicates iron pipe corner found in place and used.



○ DENOTES POINTS COMPUTED THIS SURVEY.  
 ● DENOTES POINTS OFF OF REFERENCED PLATS.

(1) TAKEN FROM A SURVEY DONE BY SAMUEL P. DAVALOS, N.M.P.E. & L.S. No. 564, ENTITLED "PLAT SHOWING SURVEY OF PROPERTY FOR EARL BEARD AND LUTIE RAY BEARD," DATED JUNE 21, 1979, AND AMENDED ON JULY 20, 1983.

(2) TAKEN FROM A SURVEY DONE BY GEORGE RIVERA, N.M.L.S. No. 3149, ENTITLED "PLAT OF SURVEY FOR W.C. HAMPEL," DATED MARCH 16, 1982.

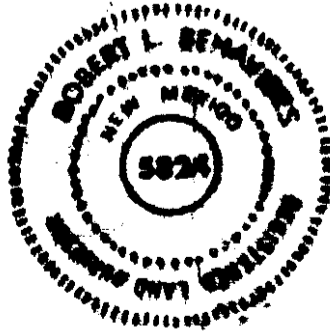
**PLAT OF SURVEY FOR EARL BEARD**  
 LOCATED WITHIN THE CITY OF SANTA FE  
 SANTA FE COUNTY, NEW MEX.

522,796  
 COUNTY OF SANTA FE (SS  
 STATE OF NEW MEXICO )  
 I hereby certify that this instrument was filed for record on the 18th day of Aug A.D., 1983, at 2:26 o'clock p.m., and was duly recorded in book 137 page 046 of the records of Santa Fe County.  
 Witness my Hand and Seal of Office  
 ANGIE VIGIL PEREZ  
 County Clerk, Santa Fe County, N.M.  
*Julius Maya*  
 Deputy

47

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THIS PLAT IS AN ACCURATE DELINEATION CONSOLIDATING LOT 10, TP. A and TP. B AS SHOWN HEREON, BASED ON SURVEYS DONE BY SAMUEL P. DAVALOS, N.M.P.E. & L.S. No. 564 and GEORGE RIVERA, N.M.L.S. NO. 3149, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, DATED AUGUST 1983.

*Robert L. Benavides*  
 ROBERT L. BENAVIDES, N.M.L.S. NO. 5824





**BOUNDARY SURVEY FOR  
 WENDY KAPP**

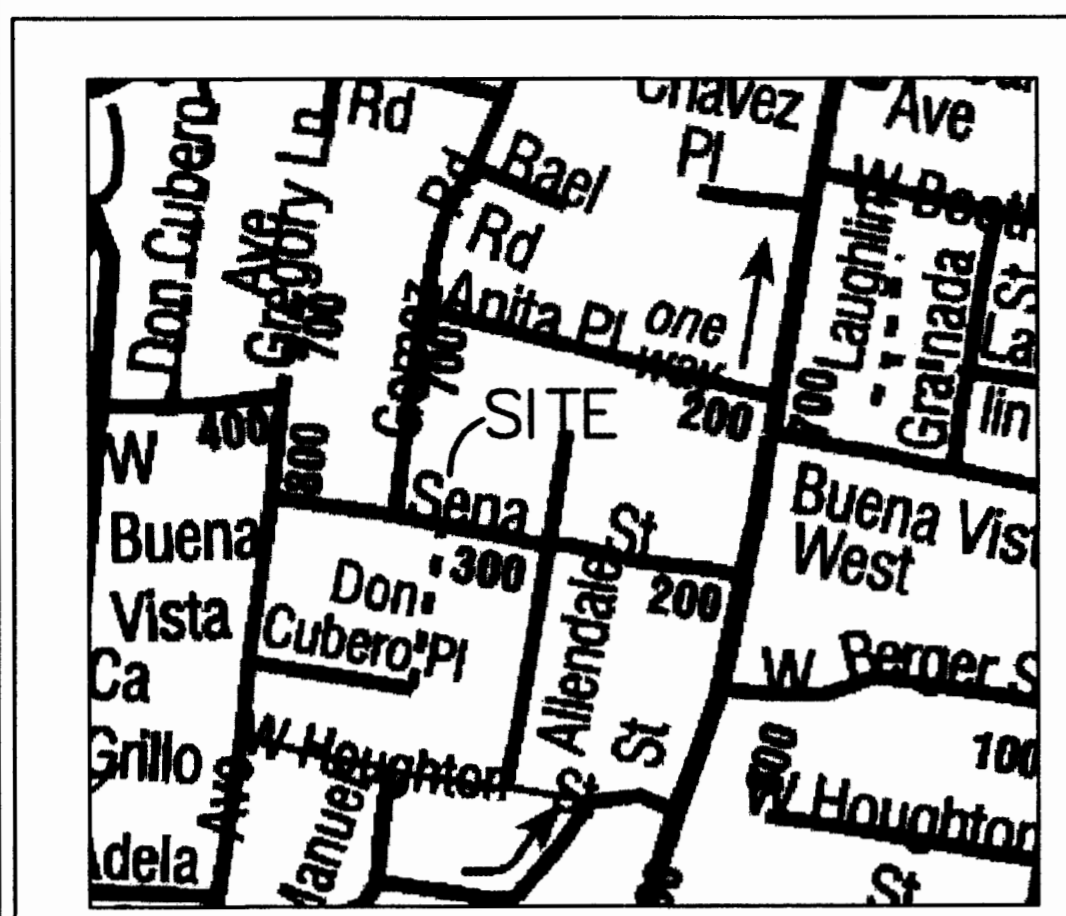
#315 SENA STREET

LOT 5

FRANK ANDREWS SUBDIVISION  
 WITHIN PROJECTED SECTION 25,  
 TOWNSHIP 17 NORTH, RANGE 9 EAST,  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF SANTA FE, STATE OF NEW MEXICO

**PUBLIC NOTICE**

THE CITY OF SANTA FE HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS BASED ON THOSE DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. THIS STATEMENT DOES NOT IN ANY WAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.



Vicinity Map  
 Not to Scale

**PLAT REFERENCES AND GENERAL NOTES**

SURVEY IS BASED ON THE FOLLOWING:

1. PLAT OF SURVEY COMPLETED BY ROBERT L. BENAVIDEZ P.S. NO. 5824 DATED AUGUST 1983, ENTITLED "PLAT OF SURVEY FOR EARL BEARD", RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON AUGUST 18, 1983 AS DOCUMENT NO. 522,796, RECORDED IN PLAT BOOK 131, PAGE 046.
2. PLAT OF SURVEY COMPLETED BY GARY E. DAWSON P.S. NO. 7014, DATED FEBRUARY 29, 2001 ENTITLED "BOUNDARY SURVEY PREPARED FOR Ms. GAIL STAR", RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON MAY 18, 2001 AS DOCUMENT NO. 1156,622, RECORDED IN PLAT BOOK 474, PAGE 006.
3. REFERENCE DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON JUNE 6, 2004 AS DOCUMENT NO. 1332047.
4. THIS PROPERTY LIES WITHIN ZONE "C", AREAS OF MINIMAL FLOODING, SHOWN ON CITY OF SANTA FE F.I.R.M. PANEL NO. 350070 005C, DATED 4/2/01.
5. ADJOINERS TAKEN FROM SANTA FE COUNTY ASSESSORS MAP NO. 1-054-098-041-395.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD (EITHER SHOWN OR NOT SHOWN).
7. RECORD BEARINGS AND DISTANCES IN PARENTHESIS AS PER NOTE #1.
8. RECORD BEARINGS AND DISTANCES IN [ ] AS PER NOTE #2.
9. BASIS OF BEARING WAS OBTAINED BY GPS OBSERVATIONS.



STATE OF NEW MEXICO } SS Inst # 1443007  
 COUNTY OF SANTA FE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 21 DAY OF July 2006 AT 11:00 O'CLOCK A M, AND WAS DULY RECORDED IN PLAT BOOK 629 PAGE 041-042 OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

WITNESS MY HAND AND SEAL OF THE OFFICE OF  
 VALERIE ESPINOZA  
 SANTA FE COUNTY CLERK.

*Janella Valdez*  
 DEPUTY, SANTA FE COUNTY CLERK'S OFFICE, STATE OF NEW MEXICO

**SURVEYOR CERTIFICATE**

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY BY ME OR UNDER MY DIRECT SUPERVISION MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND FOR LAND SURVEYS OF THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Richard A. Borgel*

RICHARD A. BORGEL  
 N.M.R.P.L.S. NO. 7429  
 LDC LAND DEVELOPMENT CONSULTANTS, LLC.  
 5620 B. MODESTO NE  
 ALBUQUERQUE N.M. 87113 PHONE: (505)858-2441

7-21-06  
 DATE



SHEET: 1 OF 2

SCALE: 1" = 10'  
 DRAWN BY: DV  
 CHECKED BY: RAB  
 FIELD WORK: DM/DM  
 LDC JOB NO.: 06-4046



**LAND DEVELOPMENT  
 CONSULTANTS, LLC.**  
 5620 B. MODESTO NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 PH. 505-858-2441 / FAX 505-858-2445  
 E-MAIL: LDC.LLC@MSN.COM

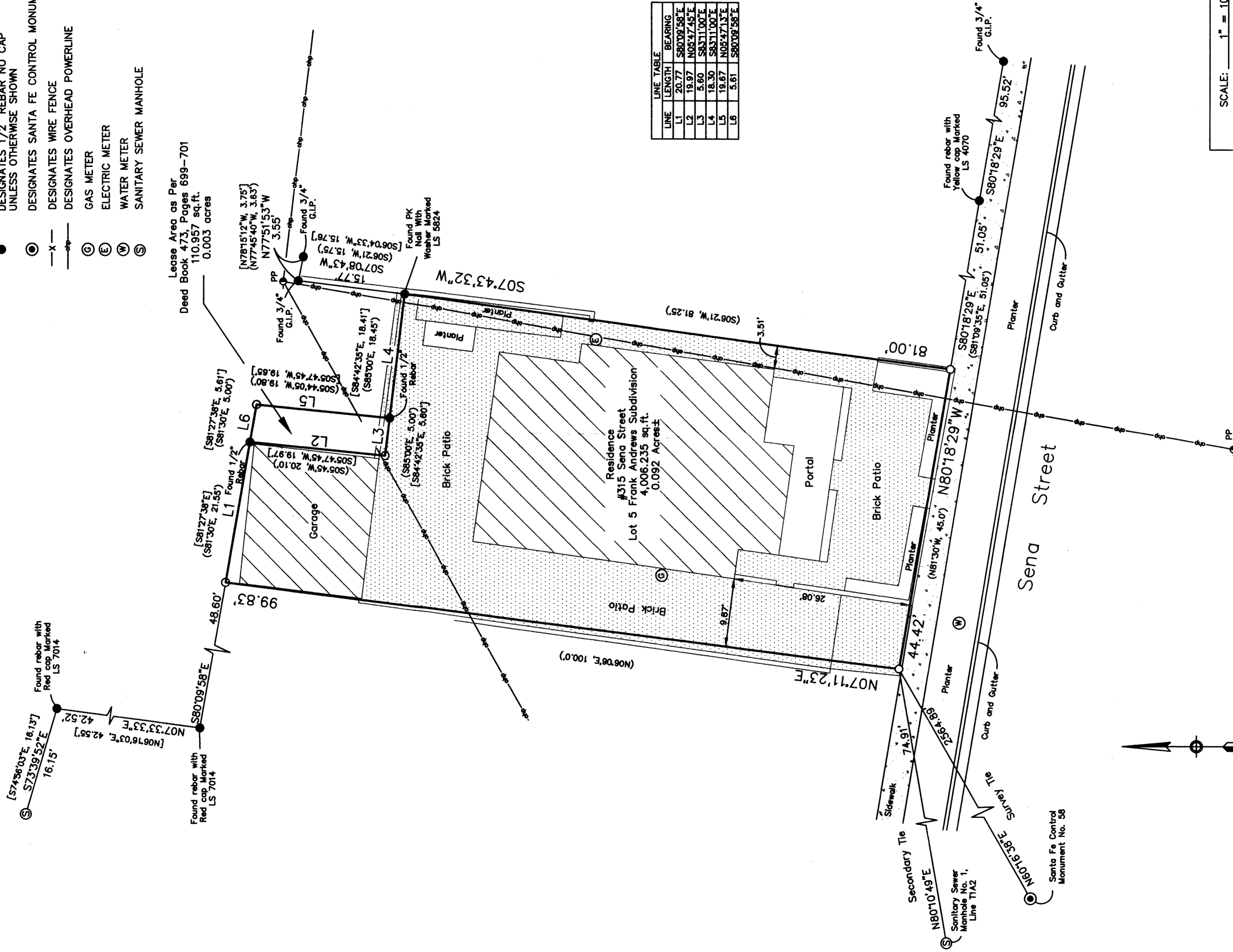
**INDEXING INFORMATION FOR COUNTY CLERK**

OWNERS: WENDY KAPP  
 LOCATION: PROJECTED SECTION 25  
 T17N, R9E NMPM  
 CITY OF SANTA FE, NM

6290042

**LEGEND**

- DESIGNATES 5/8" REBAR WITH YELLOW CAP MARKED LS 7429 SET THIS SURVEY
- DESIGNATES 1/2" REBAR NO CAP UNLESS OTHERWISE SHOWN
- ⊙ DESIGNATES SANTA FE CONTROL MONUMENT
- X— DESIGNATES WIRE FENCE
- DESIGNATES OVERHEAD POWERLINE
- ⊕ GAS METER
- ⊖ ELECTRIC METER
- ⊗ WATER METER
- ⊙ SANITARY SEWER MANHOLE



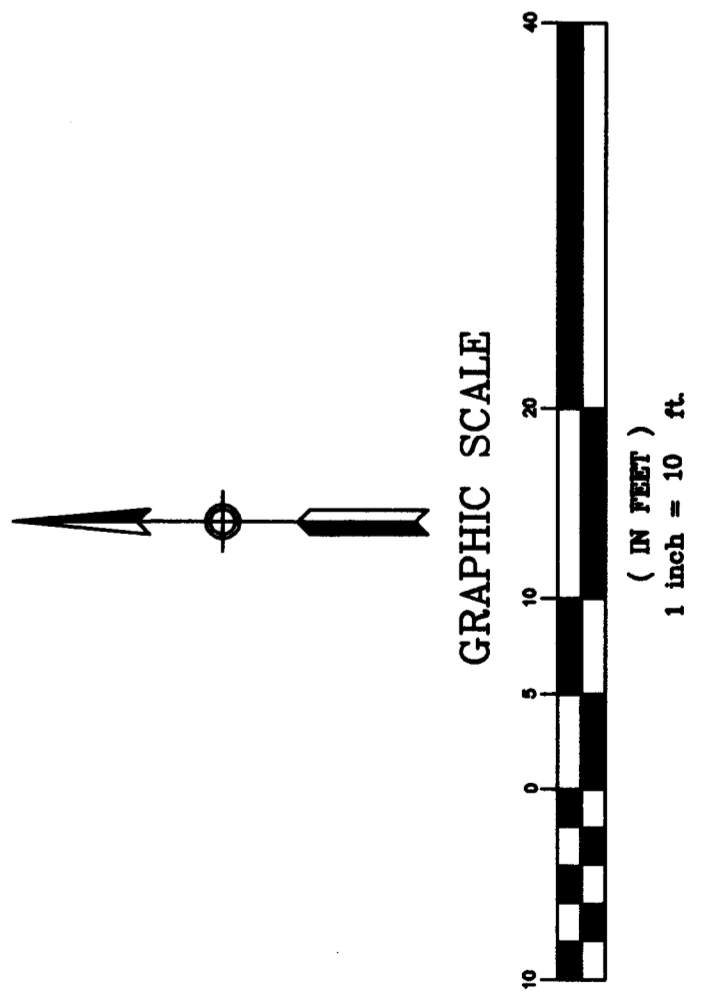
LINE	LENGTH	BEARING
L1	20.77	S80°09'58"E
L2	19.97	N05°47'45"E
L3	5.60	S83°11'00"E
L4	18.30	S83°11'00"E
L5	19.67	N05°47'13"E
L6	5.61	S80°09'58"E

SCALE: 1" = 10'  
 DRAWN BY: DV  
 CHECKED BY: RAB  
 FIELD WORK: DM/DM  
 LDC JOB NO.: 06-4046

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNERS: WENDY KAPP  
 LOCATION: PROJECTED SECTION 25  
 T17N, R9E NMPM  
 CITY OF SANTA FE, NM

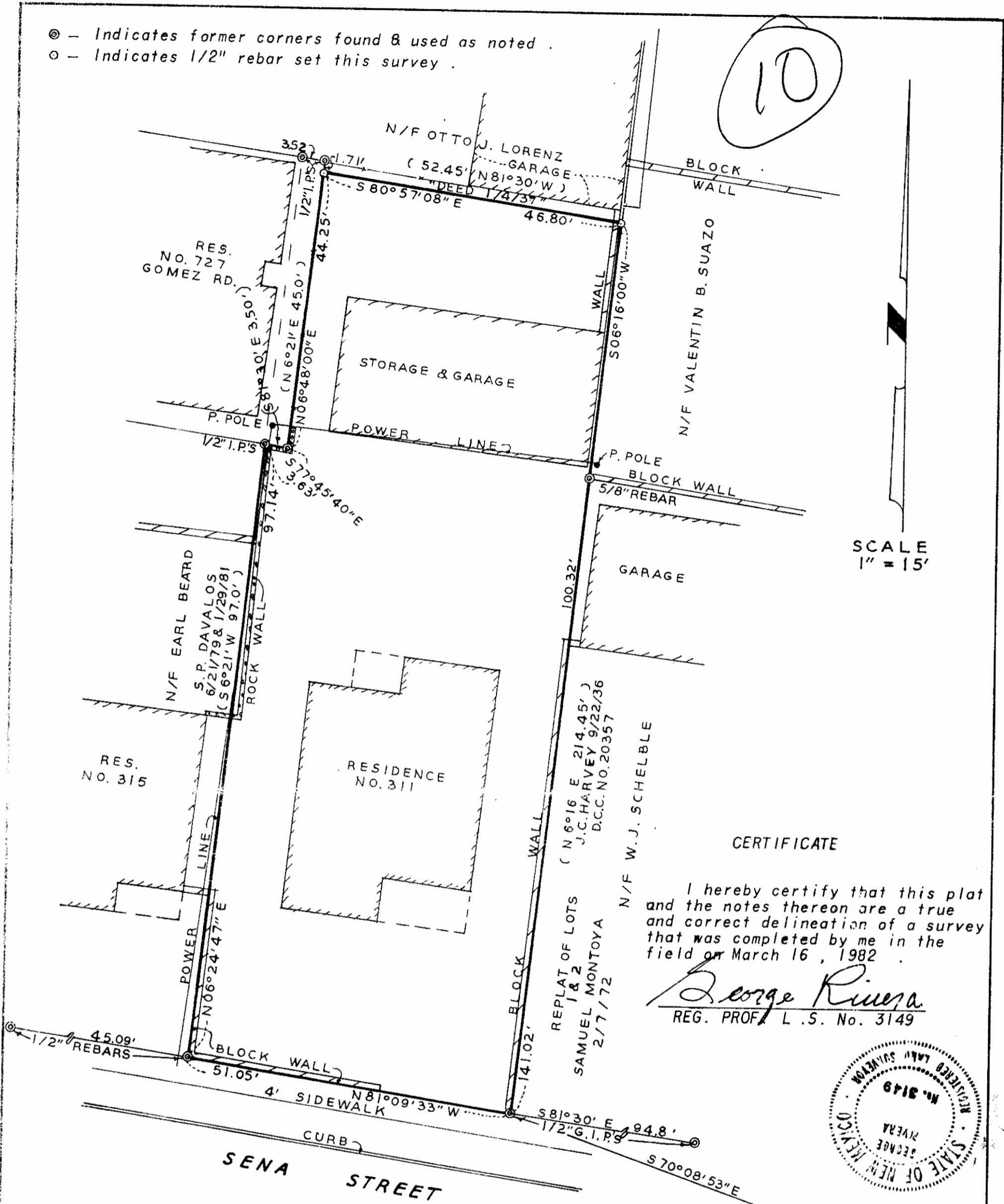
**SHEET: 2 OF 2**

**LDC**  
 LAND DEVELOPMENT  
 CONSULTANTS, LLC  
 5620 B. MODESTO NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 PH: 505-858-2441 / FAX 505-858-2445  
 E-MAIL: LDC.LLC@MSN.COM



10

⊙ - Indicates former corners found & used as noted.  
 ○ - Indicates 1/2" rebar set this survey.



SCALE  
 1" = 15'

CERTIFICATE

I hereby certify that this plat and the notes thereon are a true and correct delineation of a survey that was completed by me in the field on March 16, 1982.

*George Rivera*  
 REG. PROF. L.S. No. 3149



GTR. S.S.M.H.  
 NO. TIA2-2.



I hereby certify that this instrument was filed for record on the 24 day of March 1982 at 2:47 o'clock P.M. and was duly recorded in book 113 page 2 of the records of Santa Fe County.

*Emilia Hall*  
 Deputy

82-564

# WARRANTY DEED

Tullia C. Peabody and Henry

C. Peabody

TO

Frank Andrews.

STATE OF NEW MEXICO, )  
County of Santa Fe ) ss. #38192

I Hereby certify that this instrument was filed for record on the 30 day of August A. D. 19-25, at 3:30'clock P. M., and was duly recorded in Book 77, page 449

M. C. Safford

County Clerk

Deputy

C

THIS INDENTURE, Made the 25 day of September in the year of our Lord One Thousand, Nine Hundred and twenty-five between Tullia C. Peabody and Henry R. Peabody, her husband of Santa Fe- N. M.

part 108 of the first part, and Frank Andrews of Santa Fe, N. M. part y of the second part.

WITNESSETH, that the said part 108 of the first part, for and in consideration of the sum of Ten dollars (\$10.00) & other Dollars valuable considerations

lawful money of the United States of America, to them

in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, and the said part y of the second part forever released and discharged therefrom, ha ve granted, bargained, sold, remise, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said part y of the second part, and to his heirs, assigns, or successors, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Santa Fe, State of New Mexico, to-wit:

Part of Lot No. 10, Block 121, King's Official Map of the City of Santa Fe, situated in Ward II, more particularly bounded and described as follows, to-wit: Beginning at a point which is the south west corner of the tract herein described, and running thence south 82 degrees east 307 feet to the southeast corner of said tract; thence north 21 degrees west 150 feet to the northeast corner of said tract; thence north 80 degrees 30 minutes west 307 feet 6 inches to the north west corner of said tract: thence south 21 degrees 30 minutes east 138 feet to the southwest corner and place of beginning, as surveyed by Thomas Guyn of Santa Fe, N. M.

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said part 108 of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

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

And the said parties of the first part, for their heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said part y of the second part, his heirs, executors, administrators, successors or assigns, that at the time of the en sealing and delivery of these presents they are well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and ha ve good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the part y of the second part, his heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said parties of the first part ha ve hereunto set their hand s and seal the day and year first above written.

Signed, sealed and delivered in presence of

(\$1.50) I. R. S. Affixed and Cancelled

(L. S.)  
(L. S.)  
Tullia C. Peabody (L. S.)  
Henry R. Peabody (L. S.)

STATE OF NEW MEXICO, )  
County of Santa Fe ) ss.

On this 25 day of September, 19 25, before me personally appeared Tullia C. Peabody and Henry R. Peabody, her husband

to me known to be the person s described in and who executed the foregoing instrument and acknowledged that t hey executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

H. H. Dorman

Notary Public

(Seal)

Commission expires: Dec 28, 1925

# WARRANTY DEED

Page 1 of 1

Frank Andrews and Myrtle

Andrews

TO

C. O. Faulk

STATE OF NEW MEXICO, } 42550

County of Santa Fe

I Hereby certify that this instrument was filed for record on the 23 day of Oct A. D. 19 31, at 3:15 o'clock P. M., and was duly recorded in Book 10 page 573

Gilberto Mirabal

County Clerk

H. Alarid Jr.

Deputy

D.

THIS INDENTURE, Made the 22nd day of July in the year of our Lord One Thousand, Nine Hundred and thirty One between Frank Andrews and Myrtle Andrews his wife

of Santa Fe New Mexico part 1st of the first part, and C. O. Faulk of Santa Fe, New Mexico

part y of the second part.

WITNESSETH, that the said part 1st of the first part, for and in consideration of the sum of Ten Dollars, and other valuable Dollars considerations

lawful money of the United States of America, to them

in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, and the said part 1st of the second part forever released and discharged therefrom, have granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey alien and confirm unto the said part y of the second part, and to his heirs, assigns, or successors, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Santa Fe, State of New Mexico, to-wit:

Lot No. 5 of that certain map showing Subdivision of land belonging to Frank Andrews in precinct No. 4 Santa Fe, New Mexico, said Subdivision map being made by George M. Meel, Engineer, September 2 - 1929, which said map is in file, in the office of the County Clerk of Santa Fe County, New Mexico, Said lot on the South fronting on Sena Street 45' on the east adjoining property of Mrs. Kruger 100' thence west 45' 4" adjoining property lot # 10 of Frank Andrews, thence South 100' to Sena Street adjoining property of Frank Andrews lot no 4 of above described map

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said part 1st of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

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

And the said part 1st of the first part, for their heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said part y of the second part, his heirs, executors, administrators, successors or assigns, that at the time of the ensembling and delivery of these presents they were well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and have good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the part y of the second part, his heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said part 1st of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said part 1st of the first part have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

Frank Andrews (L. S.)

Myrtle Andrews (L. S.)

(L. S.)

(L. S.)

STATE OF NEW MEXICO, } ss.

County of Santa Fe

On this 22nd day of July, 19 31, before me personally appeared

Frank Andrews and Myrtle Andrews, his wife

to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Miriam C. Bauer

Notary Public

(Seal) My commission expires

May 16, 1933.

Exhibit 8.3  
1-6-26 Ltr  
315 Sena Street  
Page 1 of 1

### WARRANTY DEED

C. O. FAULK and IRENE FAULK, his wife, \_\_\_\_\_, for consideration paid, grant \_\_\_\_\_ to  
EARL BEARD and LUTIE RAY BEARD, as joint tenants with \_\_\_\_\_, the following described real estate in  
Santa Fe \_\_\_\_\_ right of survivorship,  
County, New Mexico:

All that certain lot, piece or parcel of land situated in the County of Santa Fe, State of New Mexico, to-wit:  
Lot No. 5 as shown on that certain map showing subdivision of land belonging to Frank Andrews in Precinct No. 4, Santa Fe, New Mexico, said map being made by George M. Neal, Engineer, September 2, 1929, which said map is on file in the Office of the Clerk of Santa Fe County, New Mexico; said lot being bounded on the North and West by the property of Earl Beard, the Grantee herein; on the South by Sena Street; and on the East by the property of W. C. Hampel; the same being and intended to be that same lot acquired by C. O. Faulk, Grantor herein, from Frank Andrews and Myrtle Andrews, his wife, by Warranty Deed dated July 22, 1931, Recorded in Book 10, Warranty Deeds, at Page 373, the same being a portion of that property acquired by Frank Andrews from Tulia C. Peabody by Warranty Deed dated September 23, 1925, Recorded in Book 7, Warranty Deeds at Page 449, and also being a portion of that property acquired by said Frank Andrews from Mutual Investment and Agency Co. by Quitclaim Deed dated July 1, 1929, as all of the foregoing appears in the Records of the Clerk of Santa Fe County, New Mexico.



with warranty covenants.

WITNESS OUR hand, S. and seal, S. this 3rd day of October, 1957.

C. O. Faulk (Seal) \_\_\_\_\_ (Seal)  
Irene Faulk (Seal) \_\_\_\_\_ (Seal)

STATE OF NEW MEXICO, }  
County of Santa Fe } ss.

#### ACKNOWLEDGMENT INDIVIDUAL

On this 3rd day of October, 1957, before me personally appeared  
C. O. Faulk and Irene Faulk, his wife,

to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

My commission expires April 13, 1960 \_\_\_\_\_ Notary Public

STATE OF NEW MEXICO, }  
County of Santa Fe } ss.

#### ACKNOWLEDGMENT CORPORATION

On this 3rd day of October, 1957, before me personally appeared  
G. O. Faulk, to me personally known, who being by me duly

sworn, did say that he is \_\_\_\_\_ of \_\_\_\_\_, a corporation organized under the laws of the State of \_\_\_\_\_, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal the day and year last above written.

My commission expires \_\_\_\_\_ Notary Public

STATE OF NEW MEXICO, County of Santa Fe, ss. I hereby certify that this instrument was filed for record on the 3 day of Oct, 1957, at 4:41 o'clock P.M., and duly recorded in Book \_\_\_\_\_, page \_\_\_\_\_, of the Records of Deeds of said county, on this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 1957.

Collection to Santa Fe  
Box 828, Santa Fe

By Ramon Valera County Clerk.  
Jose M. Gonzalez Deputy.

WARRANTY DEED

473702

EARL BEARD and LUTIE RAY BEARD, husband and wife, for consideration paid, grant to DOROTHY B. DAVIS, a single woman and ALEXANDER D. DORITY and WENDY O. DORITY, husband and wife as joint tenants, all as tenants-in-common whose address is SANTA FE County, New Mexico: the following described real estate in

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Restrictions, reservations, easements of record and taxes for 1983 and subsequent years.

Also Subject To: Sewer Easement for benefit of Lot 10, Frank Andrews Subdivision

Subject to reservations in that certain deed from Gerald W. Wise and Rebecca R. Phillips to grantors herein dated the 13th day of October, 1983 and to that certain lease dated the 14th day of October, 1983 from the grantors to Gerald W. Wise and Rebecca R. Phillips.

with warranty covenants.

WITNESS OUR hand, seal, and seal, this 3rd day of October, 1983

Earl Beard (Seal) EARL BEARD

Lutie Ray Beard (Seal) LUTIE RAY BEARD

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this 3rd day of October, 1983 by EARL BEARD and LUTIE RAY BEARD

My commission expires: 8-18-85 (Seal)

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

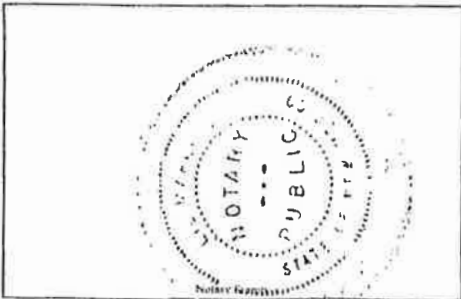
by (name of officer)

of (name of corporation)

corporations, on behalf of the corporation.

My commission expires: (Seal)

Signature of Notary Public



527,493 COUNTY OF SANTA FE ) SS STATE OF NEW MEXICO ) I hereby certify that this instrument was filed for record on the 31 day of Oct A.D. 1983 at 10:45 o'clock 11:13 a.m. and was duly recorded in book 773 page 102 of the records of Santa Fe County. Witness my Hand and Seal of Office ANGIE VIGIL PEREZ County Clerk, Santa Fe County, N.M. Irene Rosasco Deputy

Exhibit 8.4 1-6-26 Ltr 315 Sena Street Page 1 of 1

T.I. 11,322

EXHIBIT "A"

473703

TRACT I:

A certain tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1 A2, in the intersection of Gomez Road and Sena Street, bears:

S 49° 51' W 33.9 feet;

thence from said point and place of beginning, along the following bearings and distances:

N 06° 06' E 100.0 feet;  
 S 81° 30' E 70.15 feet;  
 S 05° 45' W 20.10 feet;  
 S 85° 00' E 23.45 feet;  
 S 06° 21' W 81.25 feet;  
 N 81° 30' W 93.60 feet,

to the point and place of beginning. Being and intended to be Lot Four (4) and a portion of Lot Five (5), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Benavides, dated August, 1983 and entitled "Plat of Survey For Earl Beard".

TRACT II:

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the northwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1A2, in the intersection of Gomez Road and Sena Street, bears:

N 81° 30' W 70.15 feet;  
 S 06° 06' W 100.00 feet;  
 S 49° 51' W 33.9 feet;

thence from said point and place of beginning along the following bearings and distances:

S 81° 30' 00" E 5.00 feet;  
 S 05° 44' 05" W 19.80 feet;  
 N 85° 00' W 5.00 feet;  
 N 05° 45' E 20.10 feet,

to the point and place of beginning. Being and intended to be a portion of Lot Five (5), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Benavides, dated August, 1983, as Drawing No. B-95.

New Mexico Statutory Form-Rev. 5-75

# WARRANTY DEED

526135

Dorothy B. Davis, Alexander D. Dority and Wendy O. Dority a single woman, husband and wife; all as tenants in common  
 Trust for the Benefit of Mariana Tires Hudd U/A Harvey S. Hudd, II, dated October 9, 1979, Bank of Santa Fe, Trustee  
 whose address is  
 the following described real estate in Santa Fe County, New Mexico:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Reservations, restrictions and assessments of record and taxes for 1985 and subsequent years.

with warranty covenants.

WITNESS our hand and seal this 16th day of July 19 85  
 Dorothy B. Davis (Seal) Alexander D. Dority (Seal)  
 Wendy O. Dority (Seal)

### ACKNOWLEDGMENT FOR NATURAL PERSONS

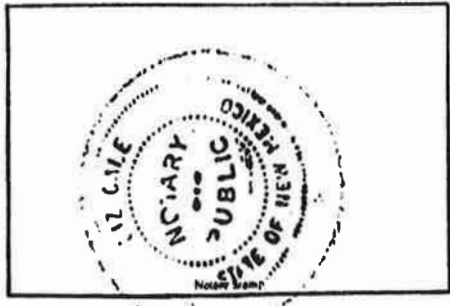
STATE OF NEW MEXICO } ss.  
 COUNTY OF Santa Fe }  
 The foregoing instrument was acknowledged before me this 16th day of July 19 85  
 by Dorothy B. Davis, Alexander D. Dority and Wendy O. Dority.

My commission expires: (Seal) 08/18/85

Liz Cole Notary Public

### ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO } ss.  
 COUNTY OF }  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
 by \_\_\_\_\_ (name of officer) \_\_\_\_\_ (title of officer)  
 of \_\_\_\_\_ (name of corporation) \_\_\_\_\_ (state of incorporation)  
 corporation, on behalf of said corporation.  
 My commission expires: (Seal)



COUNTY OF SANTA FE 1885  
 STATE OF NEW MEXICO 571,735  
 I hereby certify that this instrument was filed for record on the 16 day of July A.D. 19 85 at 10:05 o'clock \_\_\_\_\_ a.m. and was duly recorded in book \_\_\_\_\_ page \_\_\_\_\_ of the records of Santa Fe County.  
 Witness my Hand and Seal of Office  
 ANGIE VIGOR PAREZ  
 County Clerk, Santa Fe County, N.M.  
 Deputy

T.I. 13773

## Exhibit "A"

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1 A2, in the intersection of Gomez Road and Sena Street, bears:

N 81 deg. 30' W 48.6 feet;  
S 49 deg. 51' W 33.9 feet;

thence from said point and place of beginning, along the following bearings and distances:

N 06 deg. 06' E 100.0 feet;  
S 81 deg. 30' E 26.55 feet;  
S 05 deg. 44' 05" W 19.80 feet;  
S 85 deg. 00' E 18.45 feet;  
S 06 deg. 21' W 81.25 feet;  
N 81 deg. 30' W 45.0 feet,

to the point and place of beginning. Being and intended to be Lot Five (5), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Bensvides, dated August, 1983 and entitled "Plat of Survey For Karl Beard".

WARRANTY DEED

938661

Exhibit 8.6  
1-6-26 Ltr  
315 Sena Street  
Page 1 of 3

TRUST f/b/o MARIANA MUDD, U/A HARVEY S. MUDD, II,  
dated October 3, 1979, for consideration paid, grants to  
LAURENCE L. SUMMER and JUDITH A. SUMMER, his wife, whose  
address is 865 Don Diego, Santa Fe, New Mexico, the following  
described real estate in Santa Fe County, New Mexico:

See Exhibit "A" attached hereto and  
incorporated herein by reference;

SUBJECT to all reservations, restrictions  
and easements of record; and taxes for the  
year 1993 and all subsequent years;

with special warranty covenants.

WITNESS its hand and seal this 24 day of June, 1993.



TRUST f/b/o MARIANA MUDD, U/A HARVEY  
S. MUDD, II, dated October 3, 1979

BY: BANK OF SANTA FE, TRUSTEE

By: [Signature]

Title: Vice President and Trust Officer

COUNTY OF SANTA FE  
STATE OF NEW MEXICO  
I hereby certify that this instrument was filed  
for record on the 28 day of June A.D.  
19 93, at 2:02 o'clock P.m.  
and was duly recorded in book 928  
page 664-663 of the records of  
Santa Fe County.

Witness my Hand and Seal of Office  
Jona G. Armijo  
County Clerk, Santa Fe County, N.M.

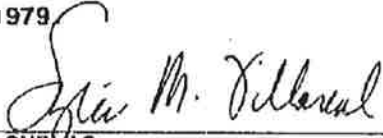
[Signature]  
Deputy

STATE OF NEW MEXICO )  
 )  
COUNTY OF SANTA FE ) ss.

938662

Exhibit 8.6  
1-6-26 Ltr  
315 Sena Street  
Page 2 of 3

The foregoing instrument was acknowledged before me  
this 24th day of June, 1993, by Thomas Bustamate,  
Trustee of Bank of Santa Fe, a New Mexico  
corporation, Trustee for Trust f/b/o MARIANA MUDD, U/A HARVEY  
S. MUDD, II, dated October 3, 1979.



NOTARY PUBLIC Sylvia M. Villareal

My Commission Expires:

7/23/95



EXHIBIT "A"

Exhibit 8.6  
1-6-26 Ltr  
315 Sena Street  
Page 3 of 3

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the Southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1 A2, in the intersection of Gomez Road and Sena Street, bears:

938663

- North 81 deg. 30' West, 48.6 feet;
- South 49 deg. 51' West, 33.9 feet;

thence from said point and place of beginning, along the following bearings and distances:

- North 06 deg. 06' East, 100.0 feet;
- South 31 deg. 30' East, 26.55 feet;
- South 05 deg. 44' 05" West, 19.80 feet;
- South 85 deg. 00' West, 18.45 feet;
- South 06 deg. 21' West, 81.25 feet;
- North 81 deg. 30' West, 45.0 feet;

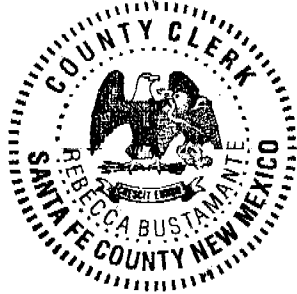
to the point and place of beginning. Being and intended to be a portion of Lot Five (5), Frank Andrews Subdivison. All as shown on plat of survey by Robert L. Benavides, dated August, 1983 and entitled "Plat of Survey for Earl Beard".

I Hereby Certify That This Instrument Was Filed for  
Record On The 9TH Day Of June, A.D., 2004 at 08:18  
And Was Duly Recorded as Instrument # **1332047**  
Of The Records Of Santa Fe County

WHEN RECORDED MAIL TO:  
PETER G. SCHMERL  
ATTORNEY AT LAW  
800 N. SWAN RD., SUITE 111  
TUCSON, AZ 85711

Witness My Hand And Seal Of Office  
Rebecca Bustamante

Deputy Philip Barajas County Clerk, Santa Fe, NM



**Warranty Deed**

LAURENCE L. SUMMER and JUDITH A. SUMMER (herein, "Grantor"), for consideration paid, hereby grants to LAURENCE L. SUMMER AND JUDITH A. SUMMER, TRUSTEES, or any successors in trust, under the SUMMER FAMILY REVOCABLE TRUST AGREEMENT dated June 13, 2002 and any amendments thereto, whose address is 9091 East Eagle Feather, Tucson, AZ 85749 (herein, "Grantee"), the following described real estate in Santa Fe County, New Mexico:

SEE EXHIBIT A ATTACHED HERETO.

Subject to taxes for the year in which this deed has been executed and subsequent years and all restrictions, reservations, easements, conditions and other matters appearing of record, if any, with warranty covenants.

Dated: 9-18-03, 2003.

*Laurence L. Summer*  
LAURENCE L. SUMMER  
*Judith A. Summer*  
JUDITH A. SUMMER

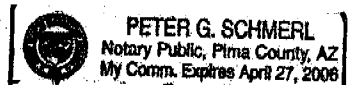
**ACKNOWLEDGEMENT**

STATE OF Arizona  
COUNTY OF Pima

This instrument was acknowledged before me on September 18, 2003, by LAURENCE L. SUMMER and JUDITH A. SUMMER.

[Affix Notary Seal]

My commission expires: 4/27/2006

*Peter G. Schmerl*  
NOTARY PUBLIC  


SFC CLERK RECORDED 06/09/2004

**EXHIBIT A**

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the Southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1 A2, in the intersection of Gomez Road and Sena Street, bears:

- North 81 deg. 30' West, 48.6 feet;
- South 49 deg. 51' West, 33.9 feet;

thence from said point and place of beginning, along the following bearings and distances:

- North 06 deg. 06' East, 100.0 feet;
- South 81 deg. 30' East, 26.55 feet;
- South 05 deg. 44' 05" West, 19.80 feet;
- South 85 deg. 00' West, 18.45 feet;
- South 06 deg. 21' West 81.25 feet;
- North 81 deg. 30' West, 45.0 feet;

to the point and place of beginning. Being and intended to be a portion of Lot Five (5), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Benavides, date August, 1983 and entitled "Plat of Survey for Earl Beard".

*This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which any transfer taxes may have been calculated.*

SFC CLERK RECORDED 06/09/2004



Exhibit 8.8  
Escrow File No.: 06071414  
1-6-26 Ltr

315 Sena Street  
Page 2 of 2

**EXHIBIT "A"**

**Lot Five (5) of the Frank Andrews Subdivision as shown on plat entitled "Boundary Survey for Wendy Kapp, # 315 Sena Street, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East..." recorded on July 21, 2006 in Plat Book 629 at page 41, as Document No. 1443007, in the Office of the County Clerk, Santa Fe County, New Mexico.**

SFC CLERK RECORDED 07/21/2006

I Hereby Certify That This Instrument Was Filed for  
Record On The 10TH Day Of February, 2010 at 01:58:52  
and Was Duly Recorded as Instrument # 1590763  
of The Records Of Santa Fe County

**Prepared By and Return To:**

Fidelity National Title Insurance Co.  
8500 Menaul Blvd NE #B-150  
Albuquerque, NM 87112

Witness My Hand And Seal Of Office  
Valerie Espinoza  
Deputy County Clerk, Santa Fe County, NM

Exhibit 8.9  
1-6-26 Ltr  
315 Sena Street  
Page 1 of 1

3FC CLERK RECORDED 02/10/2010

GF# FT000041923-FNT21

**WARRANTY DEED**  
(Joint Tenants)



**Wendy Kapp aka Nana Amarillo Capitano, an unmarried woman**

for consideration paid, grant to

**John T Scott and Deborah R. Scott, husband and wife as joint tenants with rights of survivorship**

whose address is 26 Vista Preciosa, Santa Fe, NM 87507

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

Lot Five (5) of the Frank Andrews Subdivision as shown on plat entitled 'Boundary Survey for Wendy Kapp, #315 Sena Street, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East...', recorded on July 21, 2006 in Plat Book 629 at page 41 as Document No. 1443007, in the Office of the County Clerk, Santa Fe County, New Mexico.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2010, and subsequent years.

Witness my hand and seal this 8<sup>th</sup> day of Feb, 2010

*Wendy Kapp aka Nana Amarillo Capitano*  
Wendy Kapp aka Nana Amarillo Capitano

STATE OF New Mexico

COUNTY OF Santa Fe

This instrument was acknowledged before me on February 8, 2010

by Wendy Kapp aka Nana Amarillo Capitano

*Steven Riemann*

Notary Public

My Commission Expires:

(SEAL)

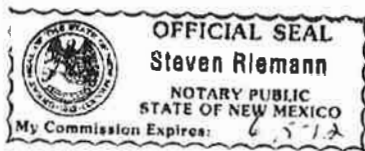


Exhibit 8.10  
1-6-26 Ltr  
315 Sena Street  
Page 1 of 1

Prepared By and Return to:

Fidelity National Title of New Mexico, Inc  
300 Paseo De Peralta, Suite 101  
Santa Fe, NM 87501

GF# FT000152442-NM21

COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	WARRANTY DEED PAGES: 1
I Hereby Certify That This Instrument Was Filed for Record On The 7TH Day Of February, A.D., 2014 at 08:54:15 AM And Was Duly Recorded as Instrument # 1729537 Of The Records Of Santa Fe County	
Deputy - KVAUGHN	Witness My Hand And Seal Of Office Geraldine Salazar County Clerk, Santa Fe, NM



**WARRANTY DEED**

**John T. Scott and Deborah R. Scott, husband and wife as joint tenants with rights of survivorship**

for consideration paid, grant to

**Christopher A. Olson, an unmarried man and Alden C. Olson and Barbara H. Olson husband and wife, all as joint tenants with rights of survivorship**


whose address is **P.O. Box 487, Tesuque, NM 87574** the following described real estate in Santa Fe County, New Mexico:


**Lot 5 of the Frank Andrews Subdivision as shown on plat entitled 'Boundary Survey for Wendy Kapp, #315 Sena Street, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East...'**, filed in the office of the County Clerk, Santa Fe County, New Mexico on July 21, 2006 in Plat Book 629, Pages 41-42 as Document No. 1443007.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2014, and subsequent years.

Witness our hands and seals this 3rd day of February, 2014.

  
\_\_\_\_\_  
John T. Scott

  
\_\_\_\_\_  
Deborah R. Scott

**ACKNOWLEDGEMENT FOR NATURAL PERSONS**

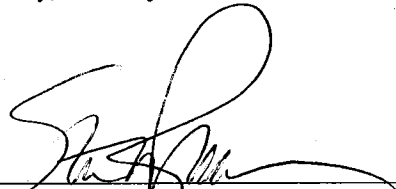
STATE OF NEW MEXICO

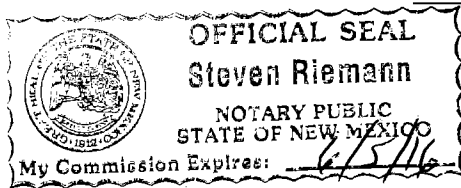
COUNTY OF SANTA FE

This instrument was acknowledged before me this 3<sup>rd</sup> day of February, 2014 by John T. Scott and Deborah R. Scott.

My Commission Expires:

(Seal)

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



B1008

Exhibit 9.1  
1-6-26 Ltr  
315 Sena Street  
Page 1 of 1

# WARRANTY DEED

The Dorrey Company, Stationers, Santa Fe, N. M.—CI4234

H. A. D'SPAIN, ET UX  
TO

EARL BEARD, ET UX  
STATE OF NEW MEXICO, } ss. #68617  
County of Santa Fe

I hereby certify that this instrument was filed for record on the 22nd day of April A. D. 1942, at 2:57 o'clock P. M., and was duly recorded in Book 22 page 317

E. J. MARTINEZ  
County Clerk  
(sgd) L. Ortiz  
Deputy  
(Seal)

THIS INDENTURE, Made the 23rd day of October, in the year of our Lord One Thousand, Nine Hundred and forty one, between H. A. D'Spain and Mary D'Spain, his wife,

of the County of Quay, State of New Mexico parties of the first part, and Earl Beard and Lutie Ray Beard, husband and wife, as joint tenants, with full rights of survivorship, and not as tenants in common, of the County of Santa Fe, State of New Mexico, parties of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Six Hundred Dollars, and other Dollars

lawful money of the United States of America, to them

in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, and the said parties of the second part forever released and discharged therefrom, have granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said parties of the second part, and to their heirs, assigns, or successors, forever, all the following described lot\_s or parcel\_s of land and real estate, situate, lying and being in the County of Santa Fe, in Ward No. 2 of the City of Santa Fe, State of New Mexico, to-wit:

All of the Lots numbered Four (4) and Ten (10), as shown on map showing subdivision of land belonging to Frank Andrews in Precinct 4, Santa Fe New Mexico, according to plat made by George M. Neel, licensed engineer September 2, 1929, the said above described lots being in what is known as Andrews' Sena Street Sub-Division.

This conveyance is to the grantees and to the survivor of them, as joint tenants, and not as tenants in common.

(\$3.30 I.R.S. Affixed & Cancelled)

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said parties of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said parties of the second part, for their heirs, successors or assigns forever.

And the said parties of the first part, for their heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said parties of the second part, their heirs, executors, administrators, successors or assigns, that at the time of the ensembling and delivery of these presents they are well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and have good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances; of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

(sgd) H. A. D'Spain (L. S.)  
(sgd) Mary D'Spain (L. S.)  
(L. S.)  
(L. S.)

STATE OF NEW MEXICO, } ss.  
County of Quay

On this 23rd day of October, 1941, before me personally appeared H. A. D'Spain and Mary D'Spain, his wife to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal) (Affixed) (sgd) C. C. Davidson Notary Public.

My Commission Expires May 17, 1943

WARRANTY DEED

453,646,831-6

315 Sena Street Page 1 of 1

Earl Beard and Lutie Ray Beard, husband and wife, as joint tenants... for consideration paid, grant... to Gerald M. Wise and Rebecca R. Phillips, both single persons... as joint tenants... whose address is... the following described real estate in Santa Fe County, New Mexico.

See Schedule "A-4" attached hereto and made a part hereof.

SUBJECT TO: Restrictions, reservations, easements of record and taxes for 1983 and subsequent years.

523010

COUNTY OF SANTA FE JSS STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 10th day of August, 1983, at 10:05 o'clock... I was duly recorded in book 468... Witness my Hand and Seal of Office... ANGE VICAL PEREZ County Clerk, Santa Fe County, N.M.



THIS DEED IS BEING RE-RECORDED TO REFLECT MARITAL STATUS.

with warranty covenants.

WITNESS our hand and seal this 9th day of August, 1983

Earl Beard (Seal) Lutie Ray Beard (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF SANTA FE The foregoing instrument was acknowledged before me this 9th day of August, 1983 by Earl Beard and Lutie Ray Beard

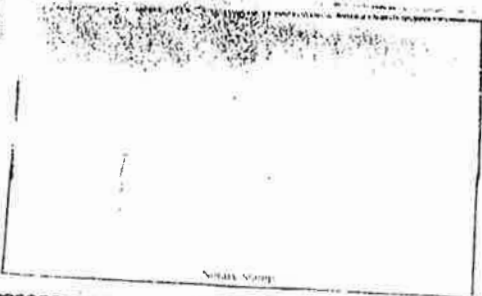
OFFICIAL SEAL

My commission expires (Seal)

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF SANTA FE The foregoing instrument was acknowledged before me this 9th day of August, 1983 by

of (Seal) operations, on behalf of the corporation, by commissionaries.



COUNTY OF SANTA FE JSS STATE OF NEW MEXICO I hereby certify that this instrument was filed for record on the 10th day of August, 1983, at 10:05 o'clock... I was duly recorded in book 468... Witness my Hand and Seal of Office... ANGE VICAL PEREZ County Clerk, Santa Fe County, N.M.

SCHEDULE A 1

469162 315

LOT TEN (10) AND TRACT A

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Mains, No. 1, Line T1A2, in the intersection of Gomez Road and Sena Street, bears:

- S 06° 06' W 100.0 feet;
- S 49° 51' W 33.9 feet;

Thence from said point and place of beginning, along the following bearings and distances:

- N 06° 06' E 42.0 feet;
- S 81° 30' E 94.3 feet;
- S 06° 21' W 60.75 feet;
- N 85° 00' W 23.45 feet;
- N 05° 45' E 20.10 feet;
- N 81° 30' W 70.15 feet;

to the point and place of beginning. Being and intended to be Lot Ten (10) and a portion of Lot Five (5), Frank Andrew 204884 (cont). All as shown on plat of survey by Samuel P. Davalos, dated June 21, 1979 and amended July 20, 1983.

TRACT B

A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the northwest corner of the tract herein described, which corner is also the northeast corner of Lot Ten (10) of the Frank Andrew 204884 Subdivision, from which the center of the cover for Sanitary Sewer Mains, No. 1, Line T1A2, in the intersection of Gomez Road and Sena Street, bears:

- N 81° 30' W 94.3 feet;
- S 06° 06' W 142.0 feet;
- S 49° 51' W 33.9 feet;

Thence, from said point and place of beginning, along the following bearings and distances:

- S 06° 21' W 45.0 feet;
- S 81° 30' E 3.5 feet;
- N 06° 21' E 45.0 feet;
- N 81° 30' W 3.5 feet;

to the point and place of beginning. All as shown on plat of survey by Samuel P. Davalos, dated June 21, 1979 and amended July 20, 1983.

# WARRANTY DEED

Gerald M. Wise and Rebecca R. Phillips, husband and wife

828013

to Gail Lisa Starr, a single woman, for consideration paid, grant

whose address is

Santa Fe

the following described real estate in Santa Fe County, New Mexico:  
A tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico more particularly described as follows:

Beginning at the SW corner of this lot herein described, whence the center of sanitary sewer manhole No. 1, line T1A2, bears the following courses: S. 06° 06' W., 100.00 feet to a point, thence N. 49° 51' W., 33.9 feet distant, thence from said point of beginning along the easterly right-of-way of Gomez Road N. 06° 06" E., 42.0 feet to the NW corner of this lot, thence leaving aforesaid right-of-way S. 81° 30' E., 94.3 feet to a point, thence S. 81° 30' E., 3.50 feet to the NE corner of this lot, thence S. 06° 21' W., 45.0 feet to a point, thence N. 81° 30' W., 3.50 feet to a point; thence S. 06° 21' W., 15.75 feet to the SE corner of this lot, thence N. 85° 00' W., 18.45 feet to a point; thence N. 05° 44' 05" E., 19.80 feet to a point, thence N. 81° 30' W., 26.55 feet to a point; thence N. 81° 30' W., 48.6 feet to the SW corner of this lot being also the point and place of beginning. All as shown on Plat of Survey entitled "Plat of Survey for Earl Beard located within the City of Santa Fe, Santa Fe County, New Mexico", prepared by Robert L. Benavides N.M.L.S., No. 5824, dated August 1983 and filed on August 18, 1983 as Document No. 522,796 and recorded in Plat Book 131, Page 796, in the records of Santa Fe County, New Mexico.

SUBJECT TO: Reservations, restrictions and easements of record.

Exhibit 9.3  
1-6-26 Ltr  
315 Sena Street  
Page 1 of 1

with warranty covenants. WITNESS GUY S hand and seal S this 23 day of June 19 92

(Seal) Gerald M. Wise (Seal)

(Seal) Rebecca R. Phillips (Seal)

### ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO  
COUNTY OF Santa Fe ss.

The foregoing instrument was acknowledged before me this 23 day of June 19 92 by Gerald M. Wise and Rebecca R. Phillips, husband and wife

(Name or Names of Person or Persons Acknowledging)  
My commission expires 4/29/94 Notary Public

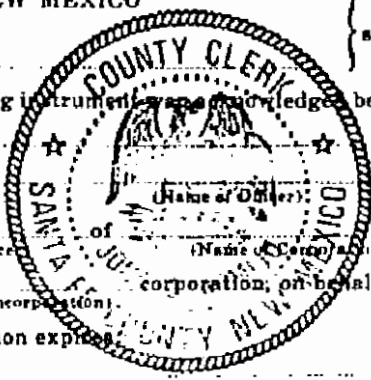
FOR RECORDERS USE ONLY  
COUNTY OF SANTA FE  
STATE OF NEW MEXICO  
I hereby certify that this instrument was filed for record on the 23 day of June 19 92 at 5:27 o'clock p.m. and was duly recorded in book 828 page 013 of the records of Santa Fe County.  
Witness my Hand and Seal of Office  
Jana G. Armijo  
County Clerk, Santa Fe County, N.M.  
Jana G. Armijo Deputy

### ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO  
COUNTY OF ss.

The foregoing instrument was acknowledged before me this day of 19

by (Name of Officer) of (Name of Corporation) a corporation, on behalf of said corporation.  
(State of Incorporation)  
My commission expires (Seal) Notary Public





**QUITCLAIM DEED**

**Monica C. Partridge**, an unmarried woman, for consideration paid, quitclaims to **Thunder Moon Holdings, LLC**, a New Mexico limited liability company, whose address is 223 N. Guadalupe Street, #550, Santa Fe, New Mexico, 87501, that certain real estate commonly known as 727 Gomez Road, Santa Fe, New Mexico and more fully described as follows:

*Beginning at the SW corner of this lot herein described, whence the center of sanitary sewer manhole No. 1, line T1A2, bears the following courses: S. 06°06'W., 100.00 feet to a point, thence S. 49°51'W., 33.9 feet distant, thence from said point of beginning along the easterly right of way of Gomez Road N.06°06'E., 42.00 feet to the NW corner of this lot, thence leaving aforesaid right of way S. 81°30'E., 94.30 feet to a point; thence S. 81°30'E., 3.50 feet to the NE corner of this lot, thence S.06°21'W., 45.00 feet to a point; thence n. 81°30'W., 3.50 feet to a point; thence S. 06° 21'W., 15.75 feet to the SE corner of this lot, thence N.85°00'W., 18.45 feet to a point; thence N.05°44'05"E., 19.80 feet to a point; thence N. 81°30'W., 26.55 feet to a point; thence N.81°30'W., 48.60 feet to the SW corner of this lot being also the point and place of beginning. All as shown on Plat of Survey entitled "Plat of Survey for Earl Beard located within the City of Santa Fe, Santa Fe County, New Mexico", prepared by Robert L. Benavidez, N.M.L.S. No. 5824, dated August 1983 and filed on August 18, 1983, as Document No. 522,796 and recorded in Plat Book 131, Page 046, in the records of Santa Fe County, New Mexico.*

WITNESS my hand and seal this *9th* day of April, 2015.

*[Signature]*  
Monica C. Partridge

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF SANTA FE )



OFFICIAL SEAL  
Gary S. Friedman  
Notary Public  
State of New Mexico  
My Commission Expires.

The foregoing instrument was acknowledged before me this *9th* day of April, 2015, by Monica C. Partridge.

*[Signature]*  
Notary Public

My Commission Expires:  
*1/6/2017*

SEC CLERK RECORDED 04/10/2015

### WARRANTY DEED

THUNDER MOON HOLDINGS, LLC, a New Mexico limited liability company, for consideration paid, grants to THE BRIAN & WENDY LUKAS LIVING TRUST dated September 9, 2016, whose address is 825 Santa Barbara Road, Berkeley, CA 94707 the following described real estate in Santa Fe County, New Mexico:

Beginning at the SW corner of this lot herein described, whence the center of sanitary sewer manhole No. 1, line T1A2, bears the following courses: S. 06° 06' W., 100.00 feet to a point, thence S. 49° 51' W., 33.9 feet distant, thence from said point of beginning along the easterly right of way of Gomez Road N. 06° 06' E., 42.00 feet to the NW corner of this lot, thence leaving aforesaid right of way S. 81° 30'E., 94.30 feet to a point; thence S. 81° 30' E., 3.50 feet to the NE corner of this lot, thence S. 06° 21' W., 45.00 feet to a point; thence N. 81° 30' W., 3.50 feet to a point; thence S. 06° 21' W., 15.75 feet to the SE corner of this lot, thence N. 85° 00' W., 18.45 feet to a point; thence N. 05° 44' 05" E., 19.80 feet to a point; thence N. 81° 30' W., 26.55 feet to a point; thence N. 81° 30' W., 48.60 feet to the SW corner of this lot being also the point and place of beginning. All as shown on Plat of Survey entitled "Plat of Survey for Earl Beard located within the City of Santa Fe, Santa Fe County, New Mexico", prepared by Robert L. Benavides, N.M.L.S. No. 5824, dated August 1983 and filed on August 18, 1983 as Document No. 522,796 and recorded in Plat Book 131, Page 046, in the records of Santa Fe County, New Mexico.

SUBJECT TO: Restrictions, Reservations and Easements of record.

with warranty covenants.

Witness my hand(s) and seal this 9th of October, 2020.

THUNDER MOON HOLDINGS, LLC

Monica Partridge  
By Monica Partridge, Its Sole Member



COUNTY OF SANTA FE }  
STATE OF NEW MEXICO } ss  
WARRANTY DEED  
PAGES: 1  
I Hereby Certify That This Instrument Was e-Recorded for  
Record On The 9TH Day Of October, A.D., 2020 at 03:43:26 PM  
And Was Duly Recorded as Instrument # 1930778  
Of The Records Of Santa Fe County  
Witness My Hand And Seal Of Office  
Geraldine Salazar  
Deputy - VDURAN County Clerk, Santa Fe, NM

### ACKNOWLEDGMENT FOR NATURAL PERSONS

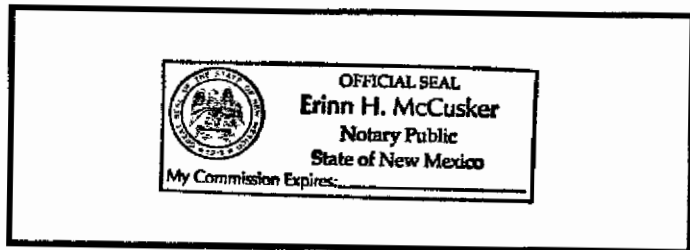
STATE OF NEW MEXICO

COUNTY OF SANTA FE

This instrument was acknowledged before me on October 9, 2020, by Monica Partridge, in her capacity as Sole member of THUNDER MOON HOLDINGS, LLC.

My Commission Expires: 4/18/21

Geraldine Salazar  
Notary Public



B1008

# WARRANTY DEED

315 Sena Street  
Page 1 of 1

The Dorsey Company, Stationers, Santa Fe, N. M.—CI4234

H. A. D'SPAIN, ET UX  
TO

EARL BEARD, ET UX  
STATE OF NEW MEXICO, } ss. #68617  
County of Santa Fe

I hereby certify that this instrument was filed for record on the 22nd day of April A. D. 1942, at 2:57 o'clock P. M., and was duly recorded in Book 22 page 317

E. J. MARTINEZ  
County Clerk  
(sgd) L. Ortiz  
Deputy  
(Seal)

THIS INDENTURE, Made the 23rd day of October, in the year of our Lord One Thousand, Nine Hundred and forty one, between H. A. D'Spain and Mary D'Spain, his wife,

of the County of Quay, State of New Mexico parties of the first part, and Earl Beard and Lutie Ray Beard, husband and wife, as joint tenants, with full rights of survivorship, and not as tenants in common, of the County of Santa Fe, State of New Mexico, parties of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Six Hundred Dollars, and other Dollars lawful money of the United States of America, to them

in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, and the said parties of the second part forever released and discharged therefrom, have granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said parties of the second part, and to their heirs, assigns, or successors, forever, all the following described lot s or parcel s of land and real estate, situate, lying and being in the County of Santa Fe, in Ward No. 2 of the City of Santa Fe, State of New Mexico, to-wit:

All of the Lots numbered Four (4) and Ten (10), as shown on map showing subdivision of land belonging to Frank Andrews in Precinct 4, Santa Fe New Mexico, according to plat made by George M. Neel, licensed engineer September 2, 1929, the said above described lots being in what is known as Andrews' Sena Street Sub-Division.

This conveyance is to the grantees and to the survivor of them, as joint tenants, and not as tenants in common.

(\$3.30 I.R.S. Affixed & Cancelled)

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said parties of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said parties of the second part, for their heirs, successors or assigns forever.

And the said parties of the first part, for their heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said parties of the second part, their heirs, executors, administrators, successors or assigns, that at the time of the ensembling and delivery of these presents they are well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and have good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances; of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

(sgd) H. A. D'Spain (L. S.)  
(sgd) Mary D'Spain (L. S.)  
(L. S.)  
(L. S.)

STATE OF NEW MEXICO, } ss.  
County of Quay

On this 23rd day of October, 1941, before me personally appeared H. A. D'Spain and Mary D'Spain, his wife to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
(Seal) (Affixed) (sgd) C. C. Davidson  
Notary Public.

My Commission Expires May 17, 1943

whose address is ... Santa Fe ... County, New Mexico:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Reservations, restrictions and easements of record and taxes for 1986 and subsequent years.

Exhibit 10.2  
1-6-26 Ltr  
315 Sena Street  
Page 1 of 1

with warranty covenants.

WITNESS hand and seal this 26th day of February 19 86  
Dorothy B. Davis (Seal) Alexander D. Dority (Seal)  
Wendy D. Dority (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS  
STATE OF NEW MEXICO

COUNTY OF Santa Fe } ss.  
The foregoing instrument was ncknowledged before me this 26th day of February 19 86  
by Dorothy B. Davis, Alexander D. Dority and Wendy D. Dority

My commission expires:  
(Seal) August 18, 1989

Liz Calm Notary Public

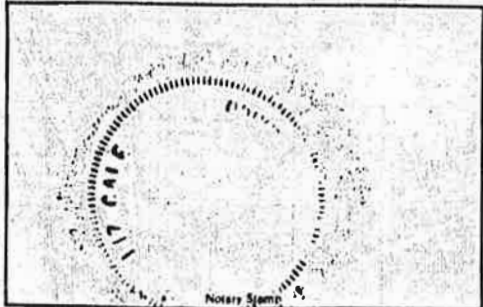
ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF } ss.  
The foregoing instrument was acknowledged before me this day of 19

by (name of officers) (title of officers)  
of (name of corporation) (state of incorporation)  
corporation, on behalf of said corporation.

My commission expires:  
(Seal)



587558  
COUNTY OF SANTA FE ) SS  
STATE OF NEW MEXICO )  
I hereby certify that this instrument was filed  
for record on the 5 day of March A.D.  
19 86 at 3:08 o'clock P.M.  
and was duly recorded in book 544  
page 216 of the records of Santa Fe County  
Witness my Hand and Seal of Office  
ANGIE VIGIL PEREZ  
County Clerk, Santa Fe County, N.M.  
Elva Bar  
For Recorder's Use Only

Exhibit "A"

Exhibit 10.2

1-6-26 Ltr

315 Sena Street

Page 2 of 1

A certain tract of land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the southwest corner of the tract herein described, from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1 R2, in the intersection of Gomez Road and Sena Street, bears:

S 49 deg. 51' W 33.9 feet;

thence from said point and place of beginning, along the following bearings and distances:

N 06 deg. E 100.0 feet;

S 81 deg. 30' E 48.6 feet;

S 06 deg. 06' W 100.0 feet;

N 81 deg. 30' W 48.6 feet,

to the point and place of beginning. Being and intended to be Lot Four (4), Frank Andrews Subdivision. All as shown on plat of survey by Robert L. Benavides, dated August, 1983 and entitled "Plat of Survey For Earl Beard".



# WARRANTY DEED

A. J. Taylor and N. L. Howard

TO  
W. C. Hampel and wife

---

STATE OF NEW MEXICO, )  
County of Santa Fe ) ss. #34612

I hereby certify that this instrument was filed for record on the 13 day of December A. D. 1927, at 4 o'clock P M., and was duly recorded in Book 7, page 8

M. C. Safford  
County Clerk

Deputy

THIS INDENTURE, Made the fifth day of December in the year of our Lord One Thousand, Nine Hundred and twenty seven between A. J. Taylor and J. Elizabeth Taylor his wife and N. L. Howard and Trenna Mae Howard, his wife of Santa Fe, N.M. parties of the first part, and W. C. Hampel and Margaret Hampel, his wife of Santa Fe, N.M. parties of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations lawful money of the United States of America, to them

in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, and the said parties of the second part forever released and discharged therefrom; have granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said parties of the second part, and to their heirs, assigns, or successors, forever, all the following described lot s or parcel s of land and real estate, situate, lying and being in the County of Santa Fe, State of New Mexico, to-wit:

Lots twelve, thirteen and fourteen (12, 13, 14) Block Five (5)  
Don Diego Addition to the City of Santa Fe, N.M.

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said parties of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said parties of the second part, their heirs, successors or assigns forever.

And the said parties of the first part, for their heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said parties of the second part, their heirs, executors, administrators, successors or assigns, that at the time of the enrolling and delivery of these presents they are well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and have good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand s and seal s the day and year first above written.

Signed, sealed and delivered in presence of

---



---

A. J. Taylor (L. S.)  
N. L. Howard (L. S.)  
J. Elizabeth Taylor (L. S.)  
Trenna Mae Howard (L. S.)

STATE OF NEW MEXICO, )  
County of Santa Fe ) ss.

On this 5th day of December, 1927, before me personally appeared A. J. Taylor and J. Elizabeth Taylor, his wife, and N. L. Howard and Trenna Mae Howard, his wife to me known to be the person s described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ida G. Krick  
Notary Public  
Notary Public Santa Fe County, New Mexico

(Notary seal)  
My commission expires October 27, 1929





# WARRANTY DEED

821517

.. William K. Scarborough & Pamela G. Scarborough, his spouse.....  
 to Karen Ohlgemuth, an unmarried woman..... for consideration paid, grant...  
 whose address is c/o Ann Talmadge, 322 Montezuma Ste. A, Santa Fe, NM 87501.....  
 the following described real estate in Santa Fe County, New Mexico:

Exhibit 11.4  
 1-6-26 Ltr  
 315 Sena Street  
 Page 1 of 1

See Exhibit "A" attached hereto and made a part hereof.

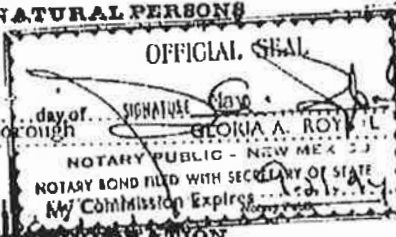
Subject to: Reservations, restrictions, easements of record and taxes for the year 1992 and subsequent years.

with warranty covenants.

WITNESS OUR hand and seal this 28th day of May, 1992.  
 William K. Scarborough (Seal) Pamela G. Scarborough (Seal)  
 William K. Scarborough (Seal) Pamela G. Scarborough (Seal)

### ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO } ss.  
 COUNTY OF Santa Fe }  
 The foregoing instrument was acknowledged before me this 28th day of May, 1992 by William K. Scarborough & Pamela G. Scarborough  
 My commission expires: (Seal)



### ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO } ss.  
 COUNTY OF }  
 The foregoing instrument was acknowledged before me this day of 19 of (name of officer) (state of officer)  
 of (name of corporation) (state of incorporation)  
 corporation, on behalf of said corporation.  
 My commission expires: (Seal) Notary Public

COUNTY OF SANTA FE 888 775091  
 STATE OF NEW MEXICO }  
 I hereby certify that this instrument was filed for record on the 2nd day of June A.D. 1992 at 10:31 a.m. and was duly recorded on page 517-518 of the records of Santa Fe County.  
 Witness my Hand and Seal of Office  
 Jona G. Armijo  
 County Clerk, Santa Fe County, N.M.  
 Veronica Escobar  
 Deputy  
 Notary Stamp



821518

## Exhibit "A"

That certain tract of land lying, being and situate in Santa Fe, New Mexico at 311 Sena St. originally shown on a plat by George Rivera (PS 3149) dated March 16, 1982 and titled "PLAT OF SURVEY FOR W.G. HAMPEL, WARD NO. 2 SANTA FE, N.M.", and filed in the Office of the Santa Fe County Clerk in Plat Book 113 on page 9 as rec. no. 494,007 and resurvey by Guy D. Hayden as shown on his plat dated 19 May 1992 and titled "LANDS SURVEYED AT 311 SENA STREET, SANTA FE, NEW MEXICO" and bearing his plat no. 58/92 and more particularly described as follows, to wit:

Begin at a nail at the back of the walk on the north line of the right of way of Sena Street from which the center of the cover for sanitary sewer manhole T1A2-2 bears S 70° 09' 10" E 126.43 ft. distant; thence N 81° 16' 15" W, along said right of way, 51.05 ft. to a point; thence N 6° 20' 25" E 81.52 ft. to a nail; thence N 6° 07' 30" E 15.67 ft. to an iron pipe; thence S 77° 52' 50" E 3.67 ft. to an iron pipe; thence N 6° 56' 35" E 44.18 ft. to a rebar; thence S 81° 06' 10" E 46.81 ft. to a rebar; thence S 6° 25' 50" W 40.66 ft. to a rebar; thence S 6° 12' W 100.37 ft. to the point and place of beginning.



LEASE

THIS INDENTURE, made this 14th day of OCTOBER, 1983, by and between EARL BEARD and LUTIE RAY BEARD, husband and wife, as joint tenants, hereinafter, whether singular or plural, masculine, feminine, or neuter, designated as "Lessor", which expression shall include Lessor's heirs, executors, administrators, assigns, and successors in interest, and GERALD M. WISE and REBECCA R. PHILLIPS, both single persons, as joint tenants, hereinafter, whether whether singular or plural, masculine, feminine, or neuter, designated as "Lessee", which expression shall include all Lessees, jointly and severally, and shall include Lessee's heirs, executors, administrators, assigns, and successors in interest, WITNESSETH:

Lessor, for and in consideration of the covenants and agreements herein contained to be kept and performed by Lessee, Lessee's heirs, executors, administrators, assigns, and successors in interest, and upon the terms and conditions herein contained, does hereby let, lease, and demise to Lessee the following-described premises, hereinafter called "Premises", situate in SANTA FE, County of SANTA FE, State of New Mexico, to-wit:

A tract of Land situate within the City of Santa Fe, Santa Fe County, New Mexico, more particularly described as follows:

Beginning at the northwest corner of the tract herein described from which the center of the cover for Sanitary Sewer Manhole No. 1, Line T1A2, in the intersection of Gomez Road and Sena Street, bears:

N 81° 30' W, 70.15 feet;

S 06° 06' W, 100.00 feet;

S 49° 51' W, 33.90 feet;

thence, from said point and place of beginning, along the following bearings and distances:

S 05° 45' W, 20.10 feet;

S 85° 00' E, 5.00 feet;

N 05° 44' 05" E, 19.80 feet;

TATC

TI 11322

473700

N 81° 30' 00" W, 5.00 feet;  
To the point and place of beginning. Being a portion of  
Lot Five (5), Frank Andrews Subdivision. All as shown on  
plat of survey by Robert L. Benavides, dated August,  
1983, and entitled "Plat of Survey for Earl Beard."

Subject To: Restrictions, reservations and easements of  
Record and Taxes for 1983 and subsequent  
years.

The term of this Lease shall be for a period of NINETY-NINE  
(99) years, beginning on the 14th day of OCTOBER, 1983, and ending  
on the 14th day of OCTOBER, 2182, with option to renew at same  
consideration for the same term of lease.

Lessee, for and in consideration of this Lease and the demise  
of the Premises by Lessor to Lessee, hereby agrees and covenants  
with Lessor to pay as rent for the Premises, without notice or  
demand, the sum of ONE DOLLAR (\$1.00).

Lessee, for and in consideration of this Lease and the demise  
of the Premises by Lessor or Lessee, hereby agrees and covenants  
with Lessor as follows, which agreements and covenants are intended  
as conditions of this Lease:

1. Lessee agrees to use and occupy the Premises for the  
purpose of residential use and for no other purpose without first  
obtaining the written consent of Lessor.

2. Lessee agrees to keep the Premises in good order and  
repair during the term of this Lease at Lessee's expense.

3. Lessor agrees that Lessee shall have exclusive use and  
possession of the premises for term of lease and Lessor shall not  
erect any fixture, structures or fences on said Premises.

IN WITNESS WHEREOF, the parties have hereunto set their hands  
the day and year first above written.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 01/25/83 BY SP-8 JRS/STP  
EXCEPT WHERE SHOWN OTHERWISE  
THIS DOCUMENT IS IN THE PUBLIC DOMAIN  
AND IS NOT TO BE REPRODUCED OR  
TRANSMITTED IN ANY FORM OR BY ANY  
MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION STORAGE AND  
RETRIEVAL SYSTEM.

473700  
4/25/83  
JRS/STP



**FIRST LEASE AMENDMENT**

This First Lease Amendment is made by and between #315 Sena Street, LLC, a New Mexico limited liability company ("Lessor") and Brian Lukas and Wendy Lukas as Trustees for The Brian & Wendy Lukas Living Trust dated September 9, 2016 ("Lessee") and becomes effective on the last date signed by a party.

**Recitals**

R-1 Lessor is the owner of Lot 5, commonly known as #315 Sena Street, Santa Fe, New Mexico and legally described as Lot 5 of the Frank Andrews Subdivision as shown and delineated on plat of survey entitled "Boundary Survey for Wendy Kapp, #315 Sena St, Lot 5, Frank Andrews Subdivision within projected Section 25, Township 17 North, Range 9 East..." filed in the office of the County Clerk, Santa Fe County, New Mexico on July 21, 2006 in Plat Book 629, Pages 41-42 as Document No. 1143007 ("Lot 5").

R-2 Lessee is the owner of Lot 10, commonly known as 727 Gomez Road, Santa Fe, New Mexico and legally described in the Warranty Deed dated October 9, 2020 and recorded as Instrument #1930778 with the Santa Fe County Clerk on October 9, 2020 ("Lot 10").

R-3 The Prior owners of Lot 10 and Lot 5 entered into a Lease, dated October 14, 1983 and recorded as Instrument 527422 at Book 473, Page 266 with the Santa Fe County Clerk on October 21, 1983 (the "Lease").

R-4 At the time of recording of the Lease, Lot 5 was owned by Earl and Lutie Beard.

R-5 At the time of the recording of the Lease, Lot 10 was owned by Gerald M. Wise and Rebecca R. Phillips.

R-6 The leased area is legally described in the Lease, defined in the Lease as the "Premises", and comprises roughly and approximately 111 square feet.

R-7 The Lease term is for 99 years and contains an option to renew.

R-8 The current owners of Lot 5 (Lessor) and Lot 10 (Lessee) desire to amend the Lease to ensure that the Premises as used by Lessee, continues to comply with current setback requirements of the City of Santa Fe zoning ordinance as applied to Lot 5.

**Agreement**

For adequate consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee agree as follows, adding and incorporating the following new paragraphs into the Lease:

4. Lessee agrees that the Premises constitutes and contains the required five (5) foot setback area as mandated by City of Santa Fe's Land Development Code. Lessee shall use the Premises in compliance with the City of Santa Fe Code, including Chapter 14, the Land



COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	FIRST AMENDMENT PAGES: 3
I Herby Certify That This Instrument Was e-Recorded for Record On The 13TH Day Of February, A.D., 2026 at 01:21:54 PM And Was Duly Recorded as Instrument # 2077151 Of The Records Of Santa Fe County	
Deputy - JOCHOA	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM

Development Code, as amended as it relates to Lot 5. Lessee shall not construct or install anything on the Premises unless in compliance with the City of Santa Fe Code, as amended.

5. This First Lease Amendment shall run with the land and be binding upon the owners of Lot 5 and Lot 10 while owned by Lessor and Lessee and be binding upon and inure to the benefit of their respective successors, assigns, heirs.

6 Defined terms used in the Lease shall have the same meanings when used in this First Lease Amendment.

7. Recitals of the First Lease Amendment are incorporated as operative provisions.

8. Except as expressly amended herein, all other terms of the Lease remain in full force and effect.

9. This First Lease Amendment may be executed in counterparts, including electronic or imaged signatures, each of which shall be deemed an original.

Agreed to by:

Lessor (Lot 5)

315 Sena Street, LLC

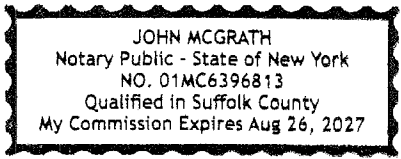
*[Handwritten Signature]*  
By John Kozuch, its authorized member

Date: 2/13/2026

ACKNOWLEDGMENT

STATE OF New York  
COUNTY OF Suffolk

This instrument was acknowledged before me on this 13 day of February, 2026 by John Kozuch as the authorized member of 315 Sena Street, LLC



*[Handwritten Signature]* 2/13/2026

Lessee (Lot 10)  
[Signature]

Date: 2/12/26

By Brian Lukas as Trustee for The Brian & Wendy Lukas Living Trust dated September 9, 2016

[Signature]

Date: Feb 12 2026

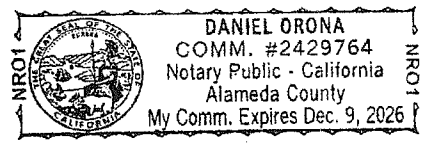
By Wendy Lukas as Trustee for The Brian & Wendy Lukas Living Trust dated September 9, 2016

ACKNOWLEDGMENTS

STATE OF California  
COUNTY OF Alameda

This instrument was acknowledged before me on this 12<sup>th</sup> day of February, 2026 by Brian Lukas as Trustee for The Brian & Wendy Lukas Living Trust dated September 9, 2016.

[Signature]  
Signature of notarial officer  
Title or Rank

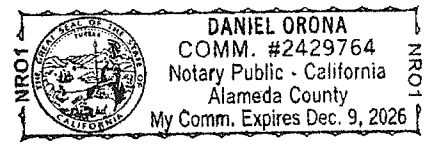


My commission expires: 12/09/2026

STATE OF California  
COUNTY OF Alameda

This instrument was acknowledged before me on this 12<sup>th</sup> day of February, 2026 by Wendy Lukas as Trustee for The Brian & Wendy Lukas Living Trust dated September 9, 2016.

[Signature]  
Signature of notarial officer  
Title or Rank



My commission expires: 12/09/2026