

City of Santa Fe, New Mexico

Attachment D

Evidence / Deed / Survey / Chain-of-Title Record

- 1. 1966 Survey / Plat**
- 2. Juan B. Martinez to Patricio Louis Martinez and Isabel/Isabell Martinez Deed**
- 3. Chain of Title Summary**
- 4. Applicant Attorney Letter to Planning Staff - Certificate of Compliance / Legal Lot of Record Argument**
- 5. Applicant Attorney Letter to Leadership - Ownership-Control Explanation**

Sanitary Sewer
Manhole WSE-3

Sanitary Sewer Line
To Acequia Madre
250.0'

MARTINEZ LANE

80.00'

N 5° 01' E

N 7° 04' W

172.49'

Sanitary sewer
Manhole WSE-4

N 7° 04' W

59.85'

Ramon S. Martinez
Surveyed by J.C. Hurry
April 13, 1965

STATE OF NEW MEXICO } #286, 154
COUNTY OF SANTA FE

I hereby certify that this instrument was filed for record
on the 13th day of JAN, A. D. 1966
at 10:54 o'clock A. M., and was duly recorded
in book 13 of the records of page 444.

Witness my hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe Co., N. M.

Eugene Romberg
Deputy

Jennie Martinez

PAT & ISABELL MARTINEZ
966 ACEQUIA MADRE
0.317 ACRES ±

Juan S. Martinez

SCALE: 1"=30'

Rubal Armenta

80.00'

586.01' W

- Indicates iron pipe found & used
- Indicates iron pipe cut this survey

LANDS SURVEYED FOR
PAT & ISABELL MARTINEZ
PRECINCT 3 SANTA FE, NEW MEXICO

I hereby certify that this plat
together with the notes thereon
is a true representation of a
survey done in the field by me
on September 24, 1965.

Ramon S. Martinez
NO. 3194 and Martinez
3995 N.M. 1-25 #3995



C & G SURVEYS 117 JEFFERSON ST. TEL. 962-1671 P. O. BOX 1871 SANTA FE, NEW MEX.

154

65 & 36

5-103

WARRANTY DEED

246057

Juan B. Martinez, for consideration paid, grant to Patricia Louis Martinez & Isabel Martinez the following described real estate in Santa Fe County, New Mexico:

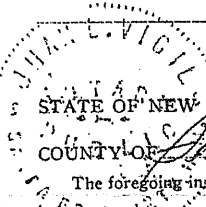
Sold to Patricia Louis Martinez and Isabel Martinez, a piece of land Precint No. 3 Santa Fe, New Mexico, measurement 80 feet wide and 172 feet 49 inches long, they bound by North of Jennie Martinez, by South Juan B. Martinez, by West the entrance of Martinez Lane, by East of Rubel Armenta.

with warranty covenants.

WITNESS my hand and seal this 2nd day of November 1966

Juan B. Martinez (Seal) (Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS



STATE OF NEW MEXICO COUNTY OF Santa Fe ss. The foregoing instrument was acknowledged before me this 2nd day of November 1966 by Juan B. Martinez (Name of Names of Person or Persons Acknowledging) My commission expires August 14, 1969 (Seal) Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF SANTA FE FOR RECORDER'S USE ONLY 247,636 I hereby certify that this instrument was filed for record on the 6th day of Jan A. D., 1967 at 1:15 P.M., and was duly recorded in book of the records of page Witness my hand and Seal of Office PITA F. GONZALES County Clerk, Santa Fe Co., N.M. Pita F. Gonzales Deputy

STATE OF NEW MEXICO COUNTY OF The foregoing instrument was acknowledged before me this day of 1966 by (Name of Officer) of (Name of Corporation Acknowledging) corporation, on behalf of said corporation. My commission expires: (Seal) Notary Public

996 Martinez Lane

Chain of Title

Grantor	Grantee	Recording Info
Teodoro Martinez	Juan B Martinez	Book P-2, P. 130
Teodoro Martinez	Juan B. Martinez	Book P-2, P 2
Juan B. Martinez	Patricio L. Martinez and Isabel Martinez	Book 246 P. 057
Affidavit of Heirship		Instr. # 2033259
Sylvia Valdez et al	Peregrino Properties III LLC	Instr. # 2033256
Peregrino Properties III, LLC	Joseph Foster and Elaine Foster	Instr. # 2059159

DOCUMENTO GARANTIZADO

DE

Teodoro Martinez y Esposa

Juan B. Martinez

Estado de Nuevo Mexico,)
Condado de Santa Fe.)

Protocolado en mi oficina para registro, hoy
dia 9 de Abril A. D. 1918
a las 9 A. M., y el mismo fue
fielmente registrado en el libro P-2
Registro de escrituras de dicho Condado de
Santa Fe en pagina 2

En fe lo cual pongo mi mano y sello oficial hoy
dia 10 de Abril
1918

Trinidad C. de Baca

Escribano de Condado.

Por M. D. Baca Diputado.

Esta Escritura, Hecha y convenida hoy dia 5 de Junio

A. D. mil novecientos y dos por y entre Teodoro Martinez y
Ines Sandoval de Martinez su esposa del Condado de
Santa Fe

Estado de Nuevo Mexico, parte de la primera
parte, y Juan B. Martinez
Territory
del Condado de Santa Fe Estado de Nuevo Mexico, parte de la segunda
parte:

Da Fe, Que la S dicha S parte S de la primera parte, por y en considera-
cion de la suma de veinte y cinco \$25.00, dinero legal
de los Estados Unidos, a si los en mano pagado por la dicha parte de la segunda parte, el
recibo de la cual es por esta acusado, la S dicha S parte S de la primera parte
ha n concedido, contratado, vendido, traspasado y confirmado, y por estas presentes concede n
contra n, vende n, traspasa n, y confirma n a la dicha de la segunda
parte y a sus herederos y asignados para siempre todo el siguiente descrito pedazo o porcion
de tierra situado y estando en Santa Fe en el Condado de
Santa Fe y Estado de Nuevo Mexico, a sapers

Un cierto pedazo de tierra y arboles situados en el precinto No. 3 del condado de
Santa Fe el cual mide de oriente a poniente veinte y una (21) barras y son sus linderos
por el norte la asequia madre por el sur la asequia del bordo alto, por el oriente con
propiedad de Donicio Rivera por el poniente con propiedad del mismo vendedor.

juntamente con todo y singular tenencias y herencias y pertenencias a las misma correspondiente y tambien el estado, derecho, titulo e interes, cualquiera
que sea tanto en la ley como en la equidad de la S dicha S parte S de la primera parte de en y a la misma en toda parte y porcion de la misma,
con sus pertenencias. A tener y poseer las promesas arriba concedidas, contratadas y descritas como sus pertenencias al dicho Juan B. Martinez
y a sus herederos y asignados para siempre, la S dicha S parte S de la primera parte por si misma S sus herederos, ejecutores y admini-
stradores garantiza n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados, que el los n S dicha S parte S
de la primera parte, sus herederos, y toda y cada persona, o personas cualesquiera que sean, legal o esquitativamente derivando cualquier estado, derecho,
titulo e interes, en o a las promesas en estas antes concedidas por o bajo fideicomisario por el los o cualesquiera de el los, en cualquier tiempo o
tiempos en adelante sobre la razonable súplica y a su propia costa y carga en la ley de la dicha parte de la segunda parte, sus herederos y asignados, hara n
y ejecutara n todas y tales otros actos razonables y legales traspasos, y seguridades en la ley para mejor y mas efectivamente apoderar y confirmar las
promesas por estas concedidas o intentadas a concederse en y a la dicha parte de la segunda parte, sus herederos y asignados para siempre, o a su apoderado
instruido en la ley segun sea razonablemente avisado o requerido, y la S dicha S parte S de la primera parte por si misma S sus herederos y
ejecutores y administradores, por esta garantiza n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados que el los
la dicha S parte S de la primera parte y sus herederos, aseguran las arriba concedidas, mencionadas y descritas promesas con sus pertenencias a la
dicha parte de la segunda parte o a sus herederos y asignados, contra la n dicha S parte S de la primera parte y sus herederos y contra todas y cual-
quiera otra persona, or personas quinquiera que sean, legalmente reclamando o para reclamar las mismas, por estas presentes garantizará n para
siempre.

EN TESTIMONIO de lo cual S dicha S parte S de la primera parte ha puesto a esta su S mano S y sello S el
dia y año primeramente arriba escritos.

Firmado, Sellado y Entregado en la Presencia de

Teodoro Martinez (SELLO)

Inez X S. de Martinez (SELLO)

(SELLO)

(SELLO)

(SELLO)

Notario Publico NUEVO MEXICO,)

Condado de Santa Fe)

Este dia 6 de Junio 1902, compareci ron personalmente ante mi Teodoro Martinez y Inez S.
Martinez su esposa conocida S por mi ser la S persona S designada S en, y que ejecutaron
antecedente documento, y reconocieron que habia n ejecutado el mismo como su acto libre y voluntario.

En fe de lo cual he puesto aqui mi nombre y estampado mi sello oficial el dia y año arriba escritos en este certificado.

Pablo Martinez

(Sello)

Notario Publico

DE Teodoro Martinez y esposa

A Juan B. Martinez and esposa

Estado de Nuevo Mexico, Condado de Santa Fe. Protocolado en mi oficina para registro, hoy día 25th día Nov. A. D. 1919 a las 2 P. M., y el mismo fué fielmente registrado en el libro P-2 Registro de escrituras de dicho Condado de Santa Fe en pagina 130

En fe lo cual pongo mi mano y sello oficial hoy día 15 de Nov. 1919

Alfredo Lucero, Escribano de Condado. Diputado.

Esta Escritura, Hecha y convenida hoy día 22 de Abril A. D. mil novecientos y 19 por y entre Teodoro Martinez y Ines Sandoval de Martinez su Esposa del Condado de Santa Fe

Estado de Nuevo Mexico, parte de la primera parte, y Juan B. Martinez y estefanita S. Martinez del Condado de Santa Fe Estado de Nuevo Mexico, parte de la segunda parte:

DA Fe, Que la dicha parte de la primera parte, por y en consideración de la suma de \$100. cien pesos dinero legal de los Estados Unidos, a ellos en mano pagado por la dicha parte de la segunda parte, el recibo de la cual es por esta acusado, las dicha parte de la primera parte han concedido, contratado, vendido, traspasado y confirmado, y por estas presentes concede, contrata, vende, traspasa, y confirma a la dicha de la segunda parte y a sus herederos y asignados para siempre todo el siguiente descripción pedazo o porción de tierra situado y estando en Santa Fe en el Condado de Santa Fe y Estado de Nuevo Mexico, a saber:

Un cierto Pedazo de tierra en el precinto no. 3 del condado de Santa Fe el cual mide de oriente a poniente al lado sur 38 yardas un pie y al lado norte 41 yardas y son sus linderos por el Norte la asequia madre y por el sur la asequia del bordo alta por el oriente con propiedad del comprador y por el poniente con propiedad de Lorenzo Martinez y de Miguel Barbero mide al lado sur enfrente del terreno de Lorenzo Martinez de ancho 38 yardas 1 pie y de hai al lado norte mide 41 yardas de ancho linda con propiedad de Miguel Barbero

juntamente con todo y singular tenencias y herencia y pertenencias a las misma correspondientes y también el estado, derecho, título e interés, cualquiera que sea tanto en la ley como en la equidad de la dicha parte de la primera parte de en y a la misma en toda parte y porción de la misma, con sus pertenencias. A tener y poseer las premisas arriba mencionadas, contratadas y descritas como sus pertenencias al dicho Juan B. Martinez y a sus herederos y asignados para siempre, la dicha parte de la primera parte por si misma sus herederos, ejecutores y administradores garantiza y conviene en y con la dicha parte de la segunda parte, sus herederos y asignados, que ellos la dicha parte de la primera parte, sus herederos, y toda y cada persona, o personas cualesquiera que sean, legal o esquilativamente derivando cualquier estado, derecho, título e interés, en o a las premisas en estas antes concedidas por o bajo fideicomisario por ellos o cualesquiera de ellos, en cualquier tiempo o tiempos en adelante sobre la razonable súplica y a su propia costa y carga en la ley de la dicha parte de la segunda parte, sus herederos y asignados, harán y ejecutará todas y tales otros actos razonables y legales traspasos, y seguridades en la ley para mejor y más efectivamente apoderar y confirmar las premisas por estas concedidas o intentadas a concederse en y a la dicha parte de la segunda parte, sus herederos y asignados para siempre, o a su apoderado instruido en la ley según sea razonablemente avisado o requerido, y la dicha parte de la primera parte por si misma sus herederos y ejecutores y administradores, por esta garantiza y conviene en y con la dicha parte de la segunda parte, sus herederos y asignados que ellos la dicha parte de la primera parte y sus herederos, aseguran las arriba concedidas, mencionadas y descritas premisas con sus pertenencias a la dicha parte de la segunda parte o a sus herederos y asignados, contra la dicha parte de la primera parte y sus herederos y contra todas y cualquiera otra persona, or personas quicnquiera que sean, legalmente reclamando o para reclamar las mismas, por estas presentes garantizará para siempre.

EN TESTIMONIO de lo cuales dicha parte de la primera parte ha puesto a esta su mano y sellos el día y año primeramente arriba escritos.

Firmado, Sellado y Entregado en la Presencia de Alejandro Romero Marcelino Garcia.

Teodoro Martinez (SELLO) Ines Sandoval de Martinez (SELLO) (SELLO) (SELLO)

ESTADO DE NUEVO MEXICO, Condado de Santa Fe

Esta día 22 de Abril 1919, comparecieron personalmente ante mí Teodoro Martinez y Ines Sandoval de Martinez su esposa por mí ser la persona designada en, y que ejecutaron el antecedente documento, y reconocieron que había ejecutado el mismo como su acto libre y voluntario.

En fe de lo cual he puesto aquí mi nombre y estampado mi sello oficial el día y año arriba escritos en este certificado.

SEAL Marcelino Garcia Notary Public

My comission expira June 30, 1919.

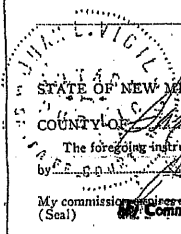
WARRANTY DEED

246057

Juan B. Martinez, for consideration paid, grant to Patricia Luis Martinez, Isabel Martinez the following described real estate in Santa Fe County, New Mexico:

Sold to Patricia Louis Martinez and Isabel Martinez, a piece of land Parcel No. 3 Santa Fe, New Mexico, measurement 80 feet wide and 172.49 feet long, they bound by North of Jennie Martinez, by South Juan B. Martinez, by West the entrance of Martinez Lane, by East of Rebel Armenta.

with warranty covenants. WITNESS my hand and seal this 2nd day of November 1966 Juan B. Martinez (Seal)



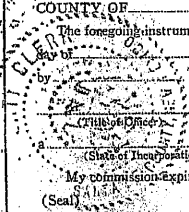
ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF Santa Fe ss. The foregoing instrument was acknowledged before me this 2nd day of November 1966 by Juan B. Martinez (Name of Names of Person or Persons Acknowledging) My commission expires August 14, 1969 Notary Public

ACKNOWLEDGMENT FOR CORPORATION

FOR RECORDER'S USE ONLY COUNTY OF SANTA FE SS 247,636 I hereby certify that this instrument was filed for record on the 6 day of Nov A. D. 1966 at 1:15 P.M. and was duly recorded in book of the record of page Witness my hand and Seal of Office PITA F. GONZALES County Clerk, Santa Fe Co., N.M. Pita F. Gonzales Deputy

STATE OF NEW MEXICO COUNTY OF Santa Fe ss. The foregoing instrument was acknowledged before me this 2nd day of November 1966 by Juan B. Martinez (Name of Officer) of (Name of Corporation Acknowledging) corporation, on behalf of said corporation. My commission expires: Notary Public

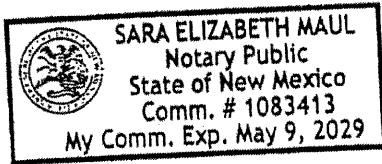


Acknowledgments

State of New Mexico

County of Santa Fe

This instrument was acknowledged before me on May 5, 2026, by Lori
Linenbrink Harnar.



[Signature]
Notary Public
My commission expires: 5/9/26

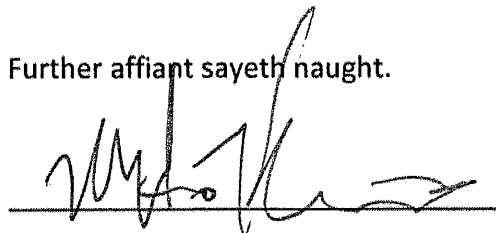
Affidavit of Heirship

State of New Mexico)
County of Santa Fe)

Martin Hampshire, being first duly sworn, upon oath, deposes and states:

1. Affiant is a resident of Santa Fe County, New Mexico.
2. Affiant makes this affidavit relating to Isabel Martinez, deceased. Affiant was acquainted with the Decedent and has personal knowledge of the heirs of said Decedent.
3. Isabel Martinez died on October 13, 1985 at age 42.
4. At the time of her death, Isabel Martinez was married to Patricio (Pat) L. Martinez.
5. Isabel Martinez and Patricio (Pat) L. Martinez were the parents of the following individuals, all of whom were living at the time of Decedents death;
 - A. Sylvia Valdez, of Santa Fe, New Mexico.
 - B. Edward Martinez, of Santa Fe, New Mexico.
 - C. Vicky Trujillo, of Santa Fe, New Mexico.
6. To the best of my knowledge, all of the individuals identified in paragraph 5, above, are the only children of Isabel Martinez.

Further affiant sayeth naught.



Martin Hampshire

COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	AFFIDAVIT OF HEIRSHIP PAGES: 3
I Hereby Certify That This Instrument Was e-Recorded for Record On The 6TH Day Of May, A.D., 2024 at 03:16:49 PM And Was Duly Recorded as Instrument # 2033259 Of The Records Of Santa Fe County	
Deputy - SCRESPIN	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM

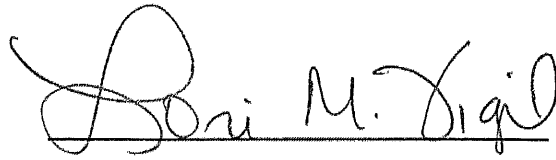
ACKNOWLEDGEMENT



State of New Mexico
County of Santa Fe

This instrument was acknowledged before me this 3rd day of May 2021, by Martin Hampshire.

STATE OF NEW MEXICO
NOTARY PUBLIC
LORI M. VIGIL
Commission # 1091563
My Comm. Exp. 06/01/2024



Notary Public

My Commission expires:

06-01-2024

Exhibit A (Legal Description)

Tract, as shown on plat entitled "Lands Surveyed for Pat & Isabell Martinez Precinct 3 Santa Fe, New Mexico", recorded in the office of the County Clerk, Santa Fe County, New Mexico on January 4, 1966 in Plat Book 13, Page 64, as Document No. 289154.

WARRANTY DEED

Sylvia A. Valdez, a married woman joined pro forma by her spouse Paul Jerry Valdez, Edward P. Martinez, a married man joined pro forma by his spouse Jeanette Frances Martinez, and Victoria C. Trujillo, a single woman, for good and valuable consideration, hereby grants to Peregrino Properties III, LLC, a New Mexico limited liability company, whose address is

515 ACEQUIA MAPLE, SANTA FE, NM 87505

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

Tract, as shown on plat entitled "Lands Surveyed for Pat & Isabell Martinez Precinct 3 Santa Fe, New Mexico", recorded in the office of the County Clerk, Santa Fe County, New Mexico on January 4, 1966 in Plat Book 13, Page 64, as Document No. 289154.

SUBJECT TO reservations, restrictions and easements of record and taxes for the year 2024 and subsequent years.

With warranty covenants.

Dated: May 6, 2024



COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	WARRANTY DEED PAGES: 2
I Hereby Certify That This Instrument Was e-Recorded for Record On The 6TH Day Of May, A.D., 2024 at 03:00:24 PM And Was Duly Recorded as Instrument # 2033256 Of The Records Of Santa Fe County	
Deputy - CFIELDS	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM

Sylvia A. Valdez
Sylvia A. Valdez

Paul Jerry Valdez
Paul Jerry Valdez (joining pro forma)

Edward P. Martinez
Edward P. Martinez

Jeanette Frances Martinez
Jeanette Frances Martinez (joining pro forma)

Victoria C. Trujillo
Victoria C. Trujillo

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on this 6th day of May, 2024 by Sylvia A. Valdez, Paul Jerry Valdez, Edward P. Martinez, Jeanette Frances Martinez and Victoria C. Trujillo.

Paige Bradley
Signature of notarial officer

My commission expires:
8.21.2024

STATE OF NEW MEXICO
NOTARY PUBLIC
PAIGE BRADLEY
Commission # 1065511
My Comm. Exp. 08/21/2024

WARRANTY DEED


Peregrino Properties III, LLC, a New Mexico limited liability company, for consideration paid, grant(s) to Joseph Foster and Elaine Foster, husband and wife, as joint tenants, whose address is 996 Martinez Lane, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Tract, as shown on plat entitled "Lands Surveyed for Pat & Isabell Martinez Precinct 3 Santa Fe, New Mexico", recorded January 4, 1966 in Plat Book 13, Page 64, as Instrument # 289154, records of Santa Fe County, New Mexico.

SUBJECT TO: See Exhibit "A" attached hereto and made a part thereof with warranty covenants.

Witness its hand(s) and seal this 19th day of May, 2025.

Peregrino Properties III, LLC, a New Mexico limited liability company


By: Joseph Foster, Its member

ACKNOWLEDGMENT

State of New Mexico
County of Santa Fe

This instrument was acknowledged before me on this 19th day of May, 2025 by Joseph Foster, sole member of Peregrino Properties III, LLC, a New Mexico limited liability company.


Notary Public
My Commission Expires: 2/27/27

STATE OF NEW MEXICO
NOTARY PUBLIC
JODIE JONES BUTLER
COMMISSION # 1097346
COMMISSION EXPIRES 02/27/2027

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 2
I Hereby Certify That This Instrument Was e-Recorded for
Record On The 19TH Day Of May, A.D., 2025 at 02:15:55 PM
And Was Duly Recorded as Instrument # 2059159
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - KVAUGHN County Clerk, Santa Fe, NM



EXHIBIT "A"

Taxes and assessments for the year 2025 and thereafter, not yet due and payable.

Sewer maintenance and garbage disposal assessments not yet due and payable.

Overhead Service Lines, encroachment of wall and portal onto adjoining property, deviation of fence from property line, and rights of others in and to all aforementioned, as shown on Improvement Location Report dated April 23, 2024, prepared by Philip B. Wiegel, bearing Surveyor's Project No. 24040227.

SOMMER KARNES & ASSOCIATES LLP

Mailing Address

Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address

125 Lincoln Ave, Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800

Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com
John Fox, Attorney at Law
johnf@sommerkarnes.com
Of Counsel

January 27, 2026

City of Santa Fe Land Use Department
Attention: Rebekah E. Clouser
200 Lincoln St.
Santa Fe, NM 87501

Re: Case 2025-011265, Application for Approval of Certificate of Compliance by the Planning Commission (the “Application”), 996 Martinez Lane (the “Property”)

Dear Ms. Clouser:

On behalf of the Applicants/Property owners, Joe and Elaine Foster, this letter addresses your question regarding ownership of the Property prior to the plat recorded in 1966 for Pat and Isabell Martinez (the “Plat”) and the deed from Juan B. Martinez to Patricio Louis Martinez and Isabel Martinez, signed November 21, 1966 and recorded on January 6, 1967 (the “Deed”). Based on this information in this letter, we request that the Application be scheduled for the next available Planning Commission meeting.

A. The Standards for Issuance of a Certificate of Compliance are Based on the Lot, Rather than Ownership of the Lot.

Initially, approval of a Certificate of Compliance by the Planning Commission is based on the lot, rather than ownership of the lot prior to its creation. (City Code §14-2.1.E.1.XI.b) “The Planning Commission may approve a certificate of compliance for a lot or contiguous lots that have been created in violation of the procedural requirements of this section if it determines that the lots comply with all other applicable standards of Chapter 14 or it imposes conditions of approval necessary to ensure such compliance.” None of the foregoing standards address *ownership* of the lot, but only the lot itself.

The present application involves a lot, comprising the Property, that was created almost 60 years ago by recordation of the Deed. Since creation of the Property in 1967, the multiple owners of the Property have paid property taxes and have received City services. As to the Application, the ownership of the Property prior to its creation is not relevant to the Planning Commission’s consideration of the requested Certificate of Compliance, as the applicable standard does not address or implicate ownership of the Property prior to its creation in 1967. Further, the Deed constitutes evidence that Juan B. Martinez owned the Property before conveying it to Patricio Louis and Isabel Martinez. His prior ownership of the Property is not at issue with respect to the Application.

B. Recorded Documents Show that Juan B. Martinez Owned the Property Before Adoption of the City Code.

In response to your question, the following evidence demonstrates that Juan B. Martinez owned the Property as well as adjacent property prior to conveying the Property to Patricio Louis Martinez and Isabel Martinez via the Deed.

1. We researched the Property, surrounding properties, and had a title company carry out a title search of lands owned by Juan B. Martinez. A deed for the Property in to Mr. Martinez could not be found. However, his ownership of the Property prior to adoption of the City Code in 1962 is documented by multiple recorded documents.
 - a. In 1938, Juan B. Martinez granted an option to the Rydel Press to purchase land adjacent to and west of the Property. The legal description describes that land as being “five feet east of the fence bounding the west line of the property now owned by Juan B. Martinez and known as 984 and 986 Acequia Madre.” The Property and the adjacent parcel to the south were both identified as 986 Acequia Madre until the Property was re-designated as 996 Martinez Street in recent years.
 - b. Juan B. Martinez owned the land adjacent and south of the Property at 986 Acequia Madre, as shown on the Plat and as stated on the deed from Juan B. Martinez to Jennie M. Montoya, recorded on October 21, 1969 in Book 268 at Page 755 (Exhibit B).
 - c. The James C Harvey plat, dated April 6, 1962 (prior to adoption of the City Code) recorded in Book 27 at Page 24, shows the property adjacent to and south of the property at 986 Acequia Madre. (Exhibit C) This plat indicates that Juan Martinez owned that adjacent property to the north, which the Plat indicates was owned by Juan B. Martinez as of 1966.
 - d. The District Court judgment recorded on July 3, 1940 was prepared for the property at 976 Acequia Madre Street, located on the west side of Martinez Street, and north of the Property. (Exhibit D) This judgment references that 976 Acquia Madre was bounded on the east by property owned by Juan B. Martinez, which is north of the Property.
 - e. The James C. Harvey plat, dated June 1, 1953 and recorded on August 14, 1953 as Instrument No. 114, 335, was prepared for the property at 984 Acequia Madre, located on the west side of Martinez Street, and north of the Property (Exhibit E). This plat indicates that Juan B. Martinez owned the property east of Martinez Lane, which is north of the Property.

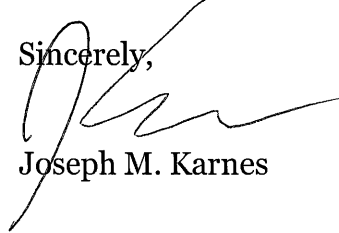
While not relevant to the questions before the Planning Commission relating to creation of the lot comprising the Property, these documents confirm that Juan B. Martinez owned land, north to the north and south of the Property, prior to adoption of the City Code. As shown on the Plat and as referenced on the Deed, Juan B. Martinez conveyed the Property to Patricio Louis Martinez and Isabel Martinez, on January 6, 1967 in violation of the procedural requirements of the Code in effect at that time.

C. The Property Complies with the applicable standards of Chapter 14.

As set forth in the Application, the Property is zoned R-5 and is 0.317 acres in size, which is well in excess of the minimum lot size for lots in this zone. The structures on the Property meet the applicable setbacks. Further, recorded plats and deeds submitted with the Application demonstrate that all of the adjacent properties, apart from the Property to the south, identify the Property as being a legal lot by exclusion. The Property complies with all applicable Chapter 14 standards and therefore a Certificate of Compliance should be issued.

With respect to portals on structures within the Property constructed by others prior to the Fosters' purchase of the Property in May of 2024, the Fosters are prepared to submit for after-the-fact permits as may be required. As you know, they cannot do so until legal lot of record status is established. As provided in the Certificate of Compliance section of the Code, should the Planning Commission approve a Certificate of Compliance, the Applicant is willing to accept conditions of the approval requiring submittal of an application for after-the-fact permits for the portals as may be warranted, as provided by the applicable City Code section.

Thank you for your consideration of this information. Please let us know when the Planning Commission hearing has been scheduled or any questions you may have.

Sincerely,

Joseph M. Karnes

cc: Joe Foster
Victoria Dalton

Exhibit A

ances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party of the second part, his heirs, successors, or assigns, forever. And, the said party of the first part, for its successors or assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, his heirs, executors, administrators, successors or assigns, that at the time of the enrolling and delivery of the present it is well seized of the premises above conveyed as of a good, sure perfect and indefeasible estate of inheritance in law in fee simple and has good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, and incumbrances of what kind or nature whatsoever, and the above bargained premises, the quiet and peaceable possession of the party 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 party thereof, the said party of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year first above written:

(NO SEAL AFFIXED)

Attest:
(sgd) Edith M. Montoya
Secretary

SANTA FE HOLDING COMPANY
(No Stockholder's Liability)

By (sgd) N. B. Stern
President.

STATE OF NEW MEXICO)
)SS
COUNTY OF SANTA FE)

On this the 22nd day of December 1938, before me personally appeared N. B. Stern, to me personally known, who being by me duly sworn did say that he is the President of the Santa Fe Holding Company (No Stockholder's Liability), and that the seal affixed to the said instrument is the corporate seal of said corporation and that said instrument is signed and sealed in behalf of the said corporation by authority of its Board of Directors and said N. B. Stern acknowledged said instrument to be the free act and deed of the said corporation.

In Witness Whereof, I have hereunto set my hand and seal the day and year in this certificate first above written.

(Notarial Seal)
My commission expires:
March
12th 1941

(Notarial Seal) (sgd) Romeo Cunningham
Notary Public.

STATE OF NEW MEXICO	ss. #57792
COUNTY OF SANTA FE	
I hereby certify that this instrument was filed for record on the 25 day of Dec. 1938 at 3:20 o'clock P.M. and was duly recorded in Book 15 of the records of Misc. page 352.	
Witness my hand and Seal of Office	
Margaret D. Ortiz	County Clerk, Santa Fe Co., N. M.
Stella Armijo	Deputy.

OPTION

KNOW ALL MEN BY THESE PRESENTS that we Juan B. Martinez and Victoriana G. Martinez, his wife, of Santa Fe, County of Santa Fe, State of New Mexico, in consideration of the sum of One Hundred Dollars (\$100.00) to us in cash paid at the time of the execution hereof, receipt whereof is hereby acknowledged, do give and grant unto The Rydal Press, 998 Canyon Road, Santa Fe, County of Santa Fe, State of New Mexico, described as follows:

V.G.M Three J.B.M.
Beginning at a point on Acequia Madre five feet east of the fence bounding the west line of the property now owned by Juan B. Martinez and known as 984 & 986 Acequia Madre; thence approximately south and parallel to and three five feet east of said fence approximately 150 feet to a point identical with the south-west corner of the property now owned by The Rydal Press; thence N. 130° W. 150 feet to a point common to the north-west corner of the property now owned by said The Rydal Press; thence approximately 95 feet along the southerly property line of Acequia Madre to the point or place of beginning.

Should this option be exercised and the purchase price tendered to the grantors, said \$100.00 shall be applied to the total purchase price; should said option be not exercised, said \$100.00 shall be retained by the grantors.

Should this option be exercised and payment made of the purchase price in the manner and upon the terms herein set forth, the grantors shall forthwith deliver to the grantee a good and sufficient Warranty Deed conveying to the said grantee good and sufficient title to said property.

The grantors agree that at the date of closing of this transaction taxes, special, or local assessments shall be apportioned to the date of such closing and the purchase price hereinabove mentioned modified by the result of such apportionment.

The grantors further agree that if they shall be unable to show good title in themselves and such defect in title shall not, in the opinion of counsel for the grantee, be capable of being remedied, they will refund to the grantee any amounts paid under this option. If the grantors shall for any reason fail to carry out any of their obligations under this option, the grantee shall have the right to demand immediate refund of any sums paid. All rights and remedies expressly given herein shall be in addition to, and exclusive of, any other rights or remedies otherwise given by law.

WITNESS my hand and seal this 17th day of December, 1938.

(sgd) Juan B. Martinez
(Sgd) Mrs. Victoriana G. Martinez

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

On this 17th day of December, 1938, before me personally appeared JUAN B. MARTINEZ and VICTORIANA G.

QUITCLAIM DEED

Juan S. Martinez for consideration paid, quitclaim to Mrs. Jennie M. Martoya

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

House and lot situated in Precinct No. 3 Ward No. 1 of Santa Fe County and City of Santa Fe described as follows:

- Bounded on the North with property of Patrio Martinez
Bounded on the South with property of Francisco Martinez and also with property of Fred Rodriguez.
Bounded on the East with property of Rubel Armenta
Bounded on the West with property of Juan S. Martinez.

Mr. Juan S. Martinez reserves the right to live in his house above described, during his lifetime.

WITNESS my hand and seal this 2nd day of February 1966 (Seal) Juan S. Martinez (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Santa Fe

The foregoing instrument was acknowledged before me this 2nd day of February 1966

Juan S. Martinez (Signature) Notary Public



ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19

(Name of Officer) (Name of Corporation Acknowledged) corporation, on behalf of said corporation. (Seal of Corporation) commission expires (Seal) Notary Public

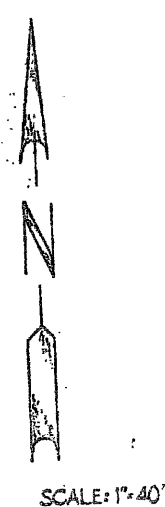
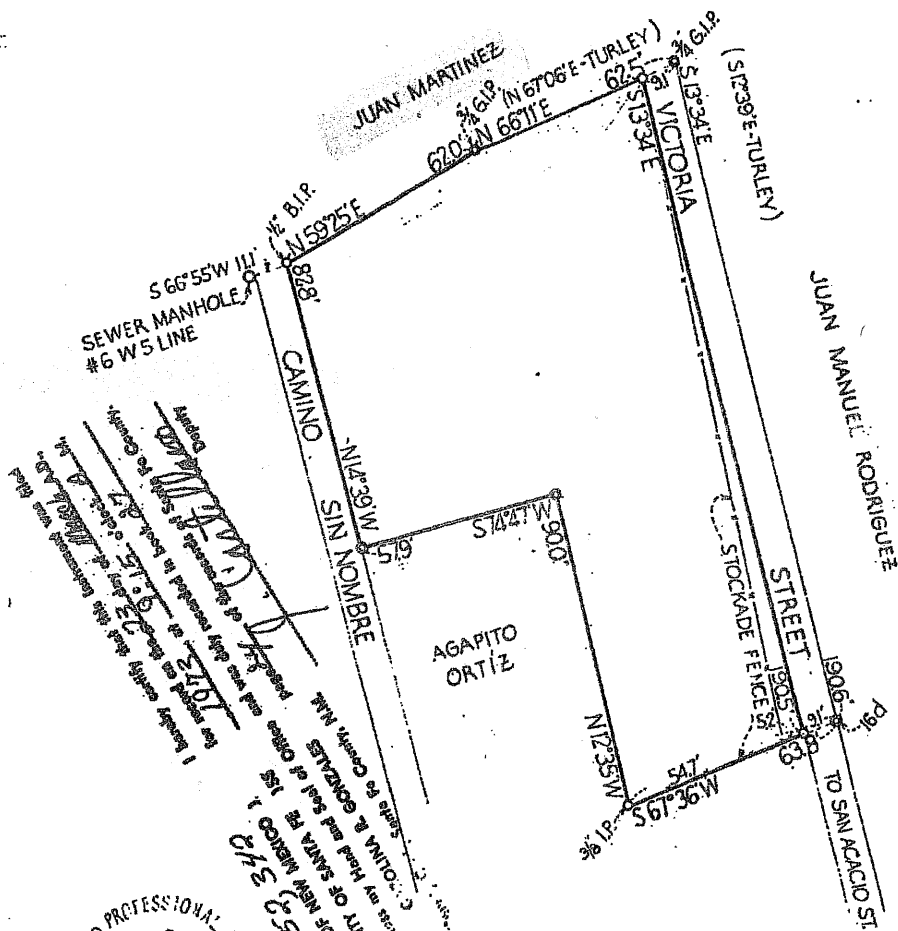
FOR RECORDER'S USE ONLY STATE OF NEW MEXICO COUNTY OF SANTA FE No. 320,479 I hereby certify that this instrument was filed for record on the 21st day of February 1966 at 3:37 P.M. and was duly recorded in the public records of the county of Santa Fe, New Mexico. (Signature) Notary Public

* 986 ACCQUIA MARCE

*

Book 27 24

- Indicates former corners found and used.
- Indicates $\frac{3}{4}$ " black iron pipe unless otherwise noted.



Handwritten notes:
 I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field under my direction April 5th 1962.
 JAMES C. HARVEY
 REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
 N.O. 44
 NEW MEXICO

CERTIFICATE
 I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field under my direction April 5th 1962.

James C. Harvey

SURVEY MADE FOR
FRANK MARTINEZ
 WARD # 1-SANTA FE, N. MEX.

FL 2131

EXHIBIT D

1940
Judgment

IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT, STATE
OF NEW MEXICO, COUNTY OF SANTA FE

STATE OF NEW MEXICO)
 COUNTY OF SANTA FE) #62340
 I hereby certify that this instrument was filed for record
 on the 3 day of July A. D. 1940
 at 10 o'clock A. M. and was deposited
 in Book 18 of the records of said County 558

Witness my hand and Seal of Office
 MARGARET D. ORTIZ
 County Clerk, Santa Fe Co., N. M.
 Eva A. Brady
 Deputy.

HARLAN D. LIZER and
 NELLIE BURT LIZER, his wife. Plaintiffs. No. 17796
 vs.
 VALENTIN GARCIA; JUAN B. MARTINEZ;
 GUADALUPE GARCIA; sometimes known as
 GUADALUPE GARCIA; VIRGINIA HALL SMITH;
 unknown heirs of TEODORO MARTINEZ;
 otherwise known as TIODORO MARTINEZ,
 deceased; unknown heirs of JUAN VICIL,
 deceased; unknown heirs of MONICO SANDOVAL,
 otherwise known as MONICO A. SANDOVAL; un-
 known heirs of Migel BARBERO, otherwise
 known as MIGUEL BARBERO, deceased; unknown
 heirs of GUANA L. DE BARBERO, otherwise
 known as JUANITA GABALDON DE BARBERO,
 deceased; unknown heirs of MERCEDES BARBERO
 deceased; and ALL unknown Claimants of interests
 in the Premises Averse to the Plaintiffs.

Defendants.

FINAL JUDGMENT AND DECREE

This cause coming on for final hearing and trial this 4th day of May, 1940, and the Plaintiffs appearing by R. Cunningham, their attorney, and none of the Defendants appearing or answering herein, but each and all of them making default, and

It further appearing to the Court that a duly verified Complaint was filed in this cause on the 7th day of February, 1940, and that Summons was duly issued thereon and personally served upon the Defendants, to wit: Valentin Garcia; Juan B. Martinez; Guadalupe Garcia, sometimes known as Guadalupe Garcia; and Virginia Hall Smith; by delivering a true copy of said Summons and Complaint to each of said Defendants in person, as more fully appears from the Affidavit of Service filed herein; and

It further appearing that none of said Defendants so personally served have appeared or answered herein, although more than thirty days have elapsed since the date of service upon said Defendants and each of them; and

It further appearing that notice of suit was duly issued in this cause against the remaining Defendants named in said cause on the 7th day of February, 1940, and that said notice of suit was duly published in both Spanish and English, said publications being made on the 8th, 15th, 22nd, and 29th of February, 1940, with the return date named in said notices as the 28th day of March, 1940, all as more fully appears from the affidavits and proof of publication duly filed herein; and

It now appearing that none of said Defendants against whom substituted service was obtained have appeared or answered herein and that the return date named in said notice has elapsed, and the Clerk of this Court, having issued and filed her Certificate of Default for failure to appear, plead or answer, as against the Defendants personally served and also as against the Defendants served by publication, the Court finds all of the Defendants herein to be in default for failure to appear, plead or answer herein, and judgment by default and decree pro confesso is hereby entered against the Defendants and each of them; and the Plaintiffs having offered their proofs, the Court further finds:-

That each and all of the allegations of the Complaint have been sustained by legal and competent evidence, and that the Plaintiffs are the owners in fee simple and in possession of the premises and real estate described in Paragraph 3 of the Complaint and hereafter in Paragraph 1 of the decree in part hereto described and that none of the Defendants herein, or any one claiming by, under or through them, has any right, title or interest in or claim or lien thereon

Upon the foregoing findings of fact, the Court concludes as a matter of law that the Plaintiffs are entitled to a judgment and decree of the Court, as prayed in the bill of Complaint.

Upon the foregoing findings of fact and conclusions of law, and the Plaintiffs having moved for judgment thereon, It is Ordered, Adjudged and Decreed:-

1.

That the Plaintiffs are the owners in fee simple and in possession of the following described premises and real estate, situate in the city and county of Santa Fe, state of New Mexico, to wit:-

That certain irregularly shaped tract of land situated in Ward One of the City of Santa Fe having thereon a 7 room adobe house and garage, now known as #975 Acequia Madre Street and which is more particularly described, as follows: Beginning at the southwest corner of the property herein described, marked by an iron stake, whence a spike driven in fork of an apricot tree on the east boundary of this tract bears N. 70°24' E., 75.9 feet distant; thence N. 0°39' W 77.0 feet to a point marked by an iron stake; thence N. 18° 10' W., 32.7 feet to the north-west corner, marked by an iron stake on the southerly property line of Virginia Hall Smith, now Mrs. Fincke; thence S. 71°46' E. along the outside of the adobe wall of said Mrs. Fincke, being her property line and having a bearing according to her surveyor of S. 73°42' E., although said property lines are identical, a distance of 87 feet to the northeast corner of this tract, marked by an iron pipe, identical with the southeast corner of the property of the said Mrs. Fincke; thence S. 1°03' E., 83.0 feet to the place of beginning. Bounded on the North, Virginia Hall Smith (Mrs. Fincke); East, by a private land belonging to Juan B.

*

*

Martinez, South, by Balentin Garcia, and West by Guadalupe Garcia, together with free entrances and exits from the westerly side of this property at the north boundary, to Acequia Madre Street being the free entrances and exits referred to by Francisco Barbero and wife in their Warranty Deed of August 31, 1933 to Guadalupe Garcia, said entrances and exits being reserved to the within property, from the said Warranty Deed to Guadalupe Garcia.

2.

That Plaintiffs' estate in and to the above described premises be and the same is hereby established against any and all claims of the Defendants and each and all of them and anyone claiming by, under or through them or any of them.

4.

That Plaintiffs' title in and to the premises above described be and the same is hereby forever quieted and set at rest.

Done in open Court at Santa Fe, New Mexico, the day and year first above written.

(sgd) David Chavez Jr.
DISTRICT JUDGE.

C E R T I F I C A T E

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

I, the undersigned clerk of the District Court in and for the County of Santa Fe, State of New Mexico, hereby certify that the foregoing three (3) typewritten pages are a true, correct, and complete copy and exemplification of the original Final Judgment and Decree, in the above entitled cause, as the same appears on file and of record in my office.

Given under my hand the seal of the said District Court of Santa Fe County, State of New Mexico, this 14th day of May, 1940.

(SEAL)

(sgd) Iola Yashvin
CLERK OF THE DISTRICT COURT

D E E D

STATE OF NEW MEXICO	IN #62329
COUNTY OF SANTA FE	
I hereby certify that this instrument was filed for record on the 1st day of July A. D. 1940 at 1:30 o'clock P. M. and was duly recorded in Book 18 of the records of Deeds page 552.	
Witness my hand and Seal of Office MARGARET D. ORTIZ County Clerk, Santa Fe Co., N. M. Eva A. Brady Deputy.	

THIS INSTRUMENT, Made the 22nd day of June in the year of our Lord, one thousand nine hundred and forty, between Thad C. Slaughter of Glorieta, New Mexico, party of the first part, and The Museum of New Mexico, an educational institution, of the State of New Mexico, party of the second part.

WITNESSETH: that the said party of the first part for and in consideration of making a Glorieta Battle Memorial and Monument of the property hereby conveyed, does by these presents remise, release, and quitclaim unto the said party of the second part, all that certain lot, piece or parcel of land situated in the County of Santa Fe and State of New Mexico bounded and more particularly described as follows, to-wit:

From the 1/4 corner between section 35, T 16 N, R 11 E and section 2, T 15 N, R 11 E, North 2° East along line separating donor's land from Forest Service land, 367 feet to angle point 1 on north edge of the 66 foot right of way for highway U. S. 85; thence north 2° East along the line separating donor's land from Forest Service land 625 feet to angle point 2; thence south 36° west 492 feet to angle point 3 on the north edge of the 66 foot right of way for highway U. S. 85; thence south 52° west along the edge of the right of way to angle point 4; and containing 2.12 acres, more or less;

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, its successors or assigns forever.

IN WITNESS WHEREOF, the said party of the first part here-unto sets his hand and executes these presents on the day and year first above written.

(sgd) Thad C. Slaughter

WITNESS:
(sgd) Reginald Fisher
(sgd) S. F. Dowda- President Texas Division United Daughters of the Confederacy.

SOMMER KARNES & ASSOCIATES LLP

Mailing Address

Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address

125 Lincoln Ave, Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800

Karl H. Sommer, Attorney at Law
khs@sommerkarnes.com
Joseph M. Karnes, Attorney at Law
jmk@sommerkarnes.com
John Fox, Attorney at Law
johnf@sommerkarnes.com
Of Counsel

March 5, 2026

City of Santa Fe Land Use Department
Attention: Dan Esquibel
200 Lincoln St.
Santa Fe, NM 87501

Re: Case 2025-011265, Application for Approval of Certificate of Compliance by the Planning Commission (the “Application”), 996 Martinez Lane (the “Property”)

Dear Mr. Esquibel:

On behalf of the Applicants/Property owners, Joe and Elaine Foster, this letter demonstrates that Juan B. Martinez owned the Property when he conveyed it to Patricio and Isabelle Martinez in 1967. By email dated January 21, 2026, Rebekah Clouser requested documentation that Juan B. Martinez owned the Property at the time he deeded the property out. The evidence referenced in this letter provides the requested documentation of his ownership.

The attached deeds recorded in 1918/19 from Teodoro Martinez to Juan B. Martinez (the “Deeds”) demonstrate Juan B Martinez’ ownership of the Property. (Exhibit A) Attached as Exhibit B is a translation of the deeds showing:

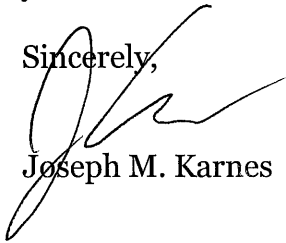
1. The two properties identified in the Deeds are adjacent to one another and have a combined width of 173 feet. The Plat (Exhibit C) indicates the width of the Property to be 172.49 feet.
2. The Deeds indicate the northern boundary of the land conveyed to Juan B. Martinez to be the Acequia Madre and the southern boundary to be the acequia of the “high edge”. The State Engineer’s Office hydrographic map (Exhibit D) shows land then owned by Teodoro Martinez extending from Acequia Madre on the north to “Irrigation Ditch No. 7A” on the south. The Property is located between these two acequias.
3. The Deeds indicate that the land adjacent of the east of the deeded properties to be owned by Dionicio Martinez and on the west by Miguel Barbaro. Both of those owners are shown on the hydrographic map to the east and west of the lands identified in the Deeds.

Juan B. Martinez deeded out other portions of the lands identified by the Deeds prior to enactment of the Code.

While the Code section addressing Planning Commission issuance of a certificate of compliance for a lot created in violation of the Code does not mention ownership, the foregoing demonstrates that Juan B. Martinez owned the Property at the time he deeded the Property to Patricio and Isabell Martinez.

Please schedule this Application for the next available Planning Commission meeting or let me know specifically what new issues staff has with the Application. The Fosters look forward to being able to apply for permits to correct the deferred maintenance on their home which existed prior to their purchase and which we have previously discussed with you.

Sincerely,



Joseph M. Karnes

cc: Joe Foster
Victoria Dalton
Heather Lamboy
Rebekah Clouser

DE
Teodoro Martinez y esposa
 A
Juan B. Martinez and esposa
 Estado de Nuevo Mexico,)
 Condado de Santa Fe.)
 Protocolado en mi oficina para registro, hoy
 dia 25th de Nov. A. D. 1919
 a las 2 P. M., y el mismo fué
 fielmente registrado en el libro P-2
 Registro de escrituras de dicho Condado de
 Santa Fe en pagina 130
 En fe lo cual pongo mi mano y sello oficial hoy
 dia 15 de Nov.
 1919
Alfredo Lucero,
 Escribano de Condado.
 Por [Signature] Diputado.

Esta Escritura, Hecha y convenida hoy dia 22 de Abril
 A. D. mil novecientos y 19 por y entre: Teodoro Marti-
nez y Ines Sandoval de Martinez su Esposa del Condado de
Santa Fe
 estado de Nuevo Mexico, parte 1a de la primera
 parte, y Juan B. Martinez y estefanita S. Martinez
 del Condado de Santa Fe Estado de Nuevo Mexico, parte de la segunda
 parte:
 DA Fe, Que la s dicha s parte s de la primera parte, por y en considera-
 ción de la suma de \$100. cien pesos dinero legal
 de los Estados Unidos, a ellos en mano pagado por la dicha parte de la segunda parte, el
 recibo de la cual es por esta acusado, la s dicha s parte s de la primera parte
 han concedido, contratado, vendido, traspasado y confirmado, y por estas presentes conceden,
 contratan, vende n, traspasa n, y confirman a la dicha de la segunda
 parte y a sus herederos y asignados para siempre todo el siguiente descrito pedazo o porción
 de tierra situado y estando en Santa Fe en el Condado de
Santa Fe y Estado de Nuevo Mexico, a sabers

Un cierto Pedazo de tierra en el precinto no. 2 del condado de Santa Fe el cual mide de
 oriente a poniente al lado sur 38 yardas un pie y al lado norte 41 yardas y son sus linderos
 por el Norte la asequia madre y por el sur la asequia del bordo alta por el oriente con propie-
 dad del comprador y por el poniente con propiedad de Lorenzo Martinez y de Miguel Barbero
 mide al lado sur enfrente del terreno de Lorenzo Martinez de ancho 38 yardas 1 pie y de hai
 al lado norte mide 41 yardas de ancho linda con propiedad de Miguel Barbero

juntamente con todo y singular tenencias y herencia y pertenencias a las misma correspondiente y también el estado, derecho, título e interés, cualquiera
 que sea tanto en la ley como en la equidad de la s dicha s parte s de la primera parte de en y a la misma y en toda parte y porción de la misma,
 con sus pertenencias. A tener y poseer las premisas arriba concedidas, contratadas y descritas como sus pertenencias al dicho Juan B. Marti-
nez and esposa y a sus herederos y asignados para siempre, la s dicha s parte s de la primera parte por si misma s sus herederos, ejecutores y admin-
 istradores garantiza n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados, que ellos la s dicha s parte s
 de la primera parte, sus herederos, y toda y cada persona, o personas cualesquiera que sean, legal o esquitativamente derivando cualquier estado, derecho,
 título e interés, en o a las premisas en estas antes concedidas por o bajo fideicomisario por ellos o cualesquiera de ellos, en cualquier tiempo o
 tiempos en adelante sobre la razonable súplica y a su propia costa y carga en la ley de la dicha parte de la segunda parte, sus herederos y asignados, hará n
 y ejecutará n todas y tales otros actos razonables y legales traspasos, y seguridades en la ley paramejor y más efectivamente apoderar y confirmar las
 premisas por estas concedidas o intentadas a concederse en y a la dicha parte de la segunda parte, sus herederos y asignados para siempre, o a su apoderado
 instruido en la ley según sea razonablemente avisado o requerido, y la s dicha s parte de la primera parte por si misma s sus herederos y
 ejecutores y administradores, por esta garantiza n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados que ellos
 la dicha s parte s de la primera parte y sus herederos, aseguran las arriba concedidas, mencionadas y descritas premisas con sus pertenencias a la
 dicha parte de la segunda parte o a sus herederos y asignados, contra la s dicha s parte de la primera parte y sus herederos y contra todos y cual-
 quiera otra persona, or personas quionquiera que sean, legalmente reclamando o para reclamar las mismas, por estas presentes garantizará n para
 siempre.

EN TESTIMONIO de lo cuales s dicha s parte s de la primera parte ha n puesto a esta su s mano s y sellos s el
 dia y año primeramente arriba escritos.

Firmado, Sellado y Entregado en la Presencia de
Alejandro Romero
Marcelino Garcia.

Teodoro Martinez (SELLO)
Ines Sandoval de Martinez (SELLO)
mark (SELLO)
 (SELLO)
 (SELLO)

ESTADO DE NUEVO MEXICO,)
 Condado de Santa Fe)ss.
 Esto dia 22 de Abril 1919, compareci eron personalmente ante mi. Teodoro Martinez y
Ines Sandoval de Martinez su esposa por mi ser la s persona s designada s en, y que ejecu eron
 antecedente documento, y reconoci eron que habia n ejecutado el mismo como su acto libre y voluntario.

En fe de lo cual he puesto aqui mi nombre y estampado mi sello oficial el dia y año arriba escritos en este certificado.

SEAL Marcelino Garcia
 My comision expira June 30, 1919. Notary Publico

DOCUMENTO GARANTIZADO

DE
Teodoro Martinez y Esposa
 A
Juan B. Martinez

Estado de Nuevo Mexico,)
 Condado de Santa Fe.)
 Protocolado en mi oficina para registro, hoy
 dia 9 de Abril A. D. 1918
 a las 9 A. M., y el mismo fue
 fielmente registrado en el libro P-2
 Registro de escrituras de dicho Condado de
 Santa Fe en pagina 2

En fe lo cual pongo mi mano y sello oficial hoy
 dia 10 de Abril
 1918
Trinidad C. de Baca
 Escribano de Condado.
 Por M. E. Baca Diputado.

Esta Escritura, Hecha y convenida hoy dia 5 de Junio
 A. D. mil novecientos y dos por y entre Teodoro Martinez y
Ines Sandoval de Martinez su esposa del Condado de
Santa Fe

Estado de Nuevo de Mézico, part. es de la primera
 parte, y Juan B. Martinez
 Territory
 del Condado de Santa Fe Estado de Nuevo Mézico, parte de la segunda
 parte:

Da Fe, Que la s dicha s parte s de la primera parte, por y en considera-
 ción de la suma de veinte y cinco \$25.00, dinero legal
 de los Estados Unidos, a el los en mano pagado por la dicha parte de la segunda parte, el
 recibo de la cual es por esta acusado, la s dicha s parte s de la primera parte
 ha n concedido, contratado, vendido, traspasado y confirmado, y por estas presentes concede n,
 contrata n, vende n, traspasa n, y confirma n a la dicha de la segunda
 parte y a sus herederos y asignados para siempre todo el siguiente descrito pedazo o porción
 de tierra situado y estando en Santa Fe en el Condado de
Santa Fe y Estado de Nuevo Mézico, a sabers

Un cierto pedazo de tierra y arboles cituados en el precinto No. 3 del condado de
 Santa Fe el cual mide de oriente a poniente beinte y una (21) báras y son sus linderos
 por el norte la asequia madre por el sur la asequia del bordo alto, por el oriente con
 propiedad de Donicio Rivera por el poniente con propiedad del mismo vendedor.

juntaente con todo y singular tenecias y herencia y pertenencias a las misma correspondiente y también el estado, derecho, título e interés, cualquiera
 que sea tanto en la ley como en la equidad de la s dicha s parte s de la primera parte de en y a la misma y en toda parte y porción de la misma,
 con sus pertenencias. A tener y poseer las premisas arriba concedidas, contratadas y descritas como sus pertenencias al dicho Juan B. Martinez
 y a sus herederos y asignados para siempre, la s dicha s parte s de la primera parte por si misma s sus herederos, ejecutores y admin-
 istradores garantiza n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados, que el los la s dicha s parte s
 de la primera parte, sus herederos, y toda y cada persona, o personas cualesquiera que sean, legal o esquitativamente derivando cualquier estado, derecho,
 título e interés, en o a las premisas en estas antes concedidas por o bajo fideicomisario por el los o cualesquiera de el los, en cualquier tiempo o
 tiempos en adelante sobre la razonable rúplica y a su propia costa y carga en la ley de la dicha parte de la segunda parte, sus herederos y asignados, hará n
 y ejecutará n todas y tales otros actos razonables y legales traspasos, y seguridades en la ley para mejor y más efectivamente apoderar y confirmar las
 premisas por estas concedidas o intentadas a concederse en y a la dicha parte de la segunda parte, sus herederos y asignados para siempre, o a su apoderado
 instruido en la ley según sea razonablemente avisado o requerido, y la s dicha s parte de la primera parte por si misma s sus herederos y
 ejecutores y administradores, por esta garantia n y conviene n en y con la dicha parte de la segunda parte, sus herederos y asignados que el los
 la dicha s parte s de la primera parte y sus herederos, aseguran las arriba concedidas, mencionadas y descritas premisas con sus pertenencias a la
 dicha parte de la segunda parte o a sus herederos y asignados, contra la s dicha s parte de la primera parte y sus herederos y contra todas y cual-
 quiera otra persona, or personas quienquiera que sean, legalmente reclamando o para reclamar las mismas, por estas presentes garantizará n para
 siempre.

EN TESTIMONIO de lo cual s dicha s parte s de la primera parte ha n puesto a esta su s mano s y sello s el
 dia y año primeramente arriba escritos.

Firmado, Sellado y Entregado en la Presencia de
Teodoro Martinez (SELLO)
Inez X S. de Martinez (SELLO)
 (SELLO)
 (SELLO)
 (SELLO)

Territorio
~~ESTADO DE~~ NUEVO MEXICO,)
 es.
 Condado de Santa Fe)
 Este dia 6 de Junio 1902, compareci RON personalmente ante mi Teodoro Martinez y Inez S.
Martinez su esposa conocida s por mi ser la s persona s designada s en, y que ejecut RON
 antecedente documento, y reconoci RON que habia n ejecutado el mismo como su acto libre y voluntario.

En fé de lo cual he puesto aquí mi nombre y estampado mi sello oficial el dia y año arriba escritos en este certificado.
Pablo Martinez
 (Sello) Notario Publico

Exhibit B

The Deeds

Book P-2 Page 2

Recorded April 9, 1918

From Teodoro Martinez and spouse to Juan B. Martinez

A certain parcel of land and trees situated in Precinct #3 of the County of Santa Fe, which measures from east to west 58 feet the boundaries on the north from the acequia madre and on the south the acequia of the high edge and to the east bounded by property of Donicio Rivera and to the west by property of the same seller (i.e. Teodoro Martinez)

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Recorded November 11, 1919

From Teodoro Martinez and spouse to Juan B. Martinez and spouse

A certain parcel of land in Precinct #3 of the County of Santa Fe, which measures from east to west on the south side 115 feet and on the north side 123 feet and with the borders on the north the acequia madre and on the south the acequia of the high edge, bound on the east by property of the buyer (i.e. Juan B. Martinez) and on the west property of Lorenzo Martinez and Miguel Barbaro, measuring on the south side opposite to the land of Lorenzo Martinez 115 feet in width and on the north side measuring 125 feet in width at the boundary of the property of Miguel Barbaro.

Width on the south from east to west = 173 feet.

Width on 1967 Plat = 172.49 feet.