

**PREPARED BY & RETURN TO:**

Chama Title Company  
PO Box 116  
1514 S Hwy 17  
Chama, NM 87520

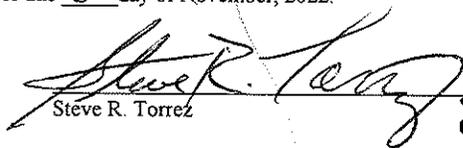
**WARRANTY DEED**

Steve R. Torrez, an unmarried man, for consideration paid, grants to Mulkey Phippen Investment LLC, a New Mexico limited liability company, whose address is \_\_\_\_\_, the following described real estate in Rio Arriba County, New Mexico:

"TORREZ TRACT", containing 0.507 acres, in the Village of Chama, as shown on plat entitled "BOUNDARY SURVEY PLAT FOR STEVE R. TORREZ", filed in the Office of the County Clerk, Rio Arriba County, New Mexico, on October 27, 2022, in Plat Book C2, page 201.

Subject to: Reservations, restrictions and easements of record and taxes for the year 2023 and thereafter. with warranty covenants.

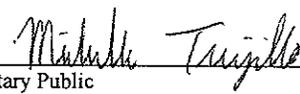
Witness the hand and seal of Grantor this 3 day of November, 2022.

  
Steve R. Torrez (SEAL)

STATE OF NEW MEXICO }  
COUNTY OF Los Alamos } ss

MICHELLE TRUJILLO  
Notary Public - State of New Mexico  
Commission # 1132880  
My Comm. Expires Mar 17, 2025

This instrument was acknowledged before me on November 3, 2022, by Steve R. Torrez.

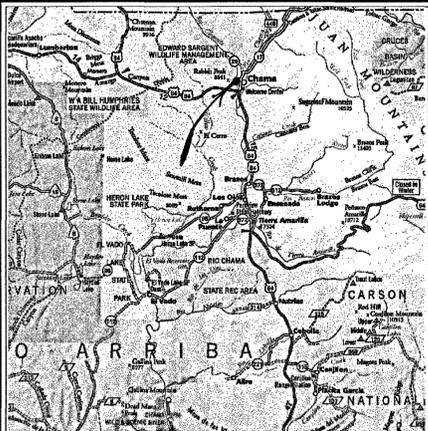
  
Notary Public

My Commission Expires: March 17, 2025

B: 545 P: 5451 Doc Id: 2022-05451 Chanda

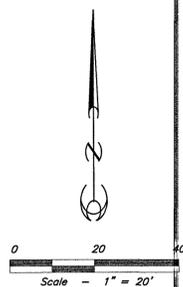
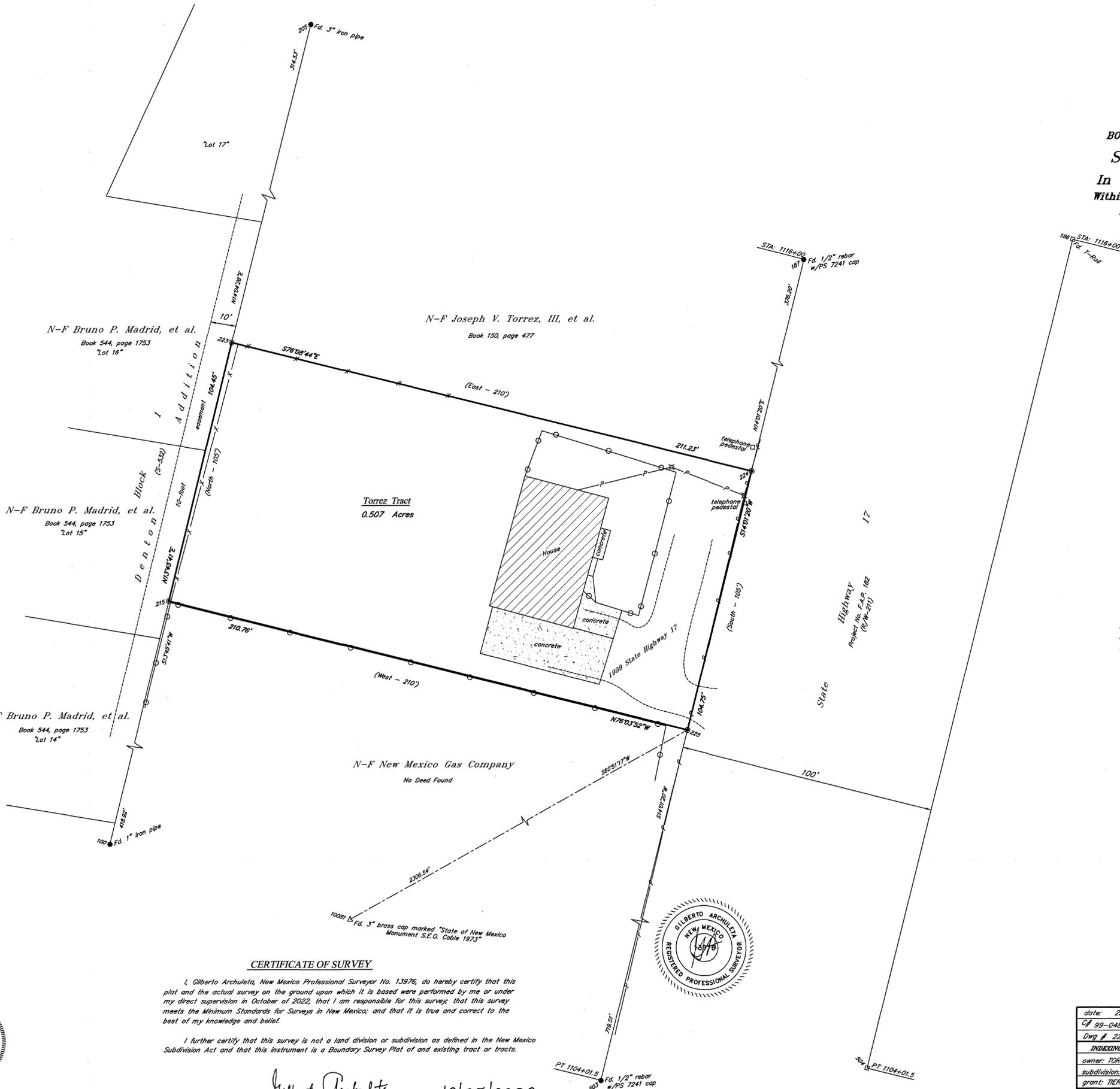
11/07/2022 11:54 AM  
Receipt #: 72790 Page 1 of 1  
Linda J. Padilla County Clerk & Recorder Rio Arriba, New Mexico





Vicinity Map  
N.T.S.

**BOUNDARY SURVEY PLAT FOR  
STEVE R. TORREZ**  
In the Village of Chama  
Within the Tierra Amarilla Grant  
Rio Arriba County, New Mexico



- LEGEND**
- - Corner set this survey, 1/2" rebar with PS 13976 cap
  - - Found monument as noted
  - △ - NMSEO brass cap
  - ☆ - Power pole
  - P — Power line
  - X - Barbed fence
  - - Chain-link fence
  - - NMSH&TD right-of-way station
  - — — Existing driveway

**Surveyor's Notes**

1. Basis of Bearing - S49°30'49"E - #10080 NMSEO brass cap "Cable" to #10082 NMSEO brass cap "Airstrip".
2. Reference Materials:
  - a. Deeds: Book 341, pages 615-616
3. This survey is subject to any facts that may be disclosed by a full and accurate title search and to any easements, restriction or reservations of record. It is possible that there are deeds, easements or other instruments, either of record or unrecorded, which could affect the herein platted property. This survey is subject to those items specified in Title Commitment 02200026 SM provided to this surveyor by Chama Title Company, Inc.
4. Bearings and distances in parenthesis are of record. All other bearings and distances are from actual data collected for this survey.
5. Fences deviate from the property lines.
6. Village of Chama zoned C-2 building setbacks are 35 feet on the front and 20' back property lines and 7 feet on all side property lines.
7. These lands lie within the planning and platting jurisdiction of the Village of Chama, New Mexico.
8. Headwaters Overlay Zoning District (HOZD) These lands lay within the HOZD any future development shall be regulated per section 4.08 of the Rio Arriba County Design and Development Regulation System Ordinance 2012-001, recorded in Book 535, page 2625.
8. This property lies within Zone X as shown on FEMA Flood Insurance Rate Map Community Panel 35039C03400, dated 15 March 2012. Zone X is defined as "OTHER AREAS: Areas determined to be outside the 0.2% annual chance floodplain."
9. The Property Identification Code for the property as provided by the Rio Arriba County Assessors Office is 1-017-183-166-430.

N-F Bruno P. Madrid, et al.  
Book 544, page 1753  
"Lot 15"

N-F Joseph V. Torrez, III, et al.  
Book 150, page 477

**Torrez Tract**  
0.507 Acres

N-F Bruno P. Madrid, et al.  
Book 544, page 1753  
"Lot 14"

N-F New Mexico Gas Company  
No Deed Found

**CERTIFICATE OF SURVEY**

I, Gilberto Archuleta, New Mexico Professional Surveyor No. 13976, do hereby certify that this plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision in October of 2022, that I am responsible for this survey; that this survey meets the Minimum Standards for Surveys in New Mexico; and that it is true and correct to the best of my knowledge and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

*Gilberto Archuleta* 10/25/2022  
GILBERTO ARCHULETA NMPS 13976 DATE



STATE OF NEW MEXICO }  
COUNTY OF RIO ARRIBA } ss.



B: C2 P: 00201 Doc Id: 2022-P-0201 Margie  
10/27/2022 03:26 PM  
Receipt #: 72815 Page 1 of 1  
10257 Public County Clerk & Recorder Rio Arriba, New Mexico

LINDA J. PADILLA, County Clerk  
Rio Arriba County, New Mexico

date: 22 OCTOBER 2022	
C# 99-0488M-OPUS ORD	draftsman: JAA
Dwg # 22-105	Job # 22-105
INDEXING INFORMATION FOR THE COUNTY CLERK	
owner: TORREZ, STEVE R.	
subdivision: N/A	
grant: TIERRA AMARILLA	
Projected:	
township 31N	range 03E section 23

