

## QUITCLAIM DEED

Henry D. Wellborn, a married man dealing with his sole and separate property, and the Estate of Nancy Lee Ross Wellborn, deceased, State of New Mexico Seventh Judicial District Court Cause No. D-0728-PB-97-04, for consideration paid, quitclaim to Wildwood Highlands Land Owner's Association, Inc., a New Mexico nonprofit corporation, whose address is HC 62, Box 607, Datil, New Mexico 87821, the following described property in Catron, County, New Mexico:

All of those rights-of-way as shown on the plat of Wildwood Highlands Subdivision, filed of record in the office of the County Clerk of Catron County, New Mexico in Plat Slide B-88.

All of those rights-of-way as shown on the plat of Wildwood Highlands-Phase II Subdivision, filed of record in the office of the County Clerk of Catron County, New Mexico in Plat Slide B-116.

**Grantors hereby reserve** unto themselves, their heirs, successors and assigns, an easement over and across the above-described property, which easement shall be appurtenant to and for the benefit of Sections 26, 27, 28, 33 and 34, Township 2 South, Range 11 West, N.M.P.M., and shall be used for ingress and egress to and as a public utility easement to the aforementioned real estate.

### **The Conveyance by this Instrument is Subject To:**

1. The right of the owners of lots within Wildwood Highlands Subdivision, as such subdivision is shown and designated on the plat thereof on file in the office of the County Clerk of Catron County, New Mexico in Plat Slide B-88, and their heirs, successors and assigns, to use the rights-of-way described above for ingress and egress to and as a public utility easement to Wildwood Highlands Subdivision and each lot located therein.
2. The right of the owners of lots within Wildwood Highlands-Phase II Subdivision, as such subdivision is shown and designated on the plat thereof on file in the office of the County Clerk of Catron County, New Mexico in Plat Slide B-116, and their heirs, successors and assigns, to use the rights-of-way described above for ingress and egress to and as a public utility easement to Wildwood Highlands-Phase II Subdivision and each lot located therein.
3. The easement granted to Russell Walraven and Melynda Walraven, husband and wife, the owners of lots within Wildwood Subdivision and the owners of lots within Wildwood Phase II Subdivision, as such easement is set forth in the instrument filed of record in the office of the County Clerk of Catron County, New Mexico in Book 97, at Page 223.
4. The right of Henry D. Wellborn and The Estate of Nancy Lee Ross Wellborn, deceased, and their assigns to use the above-described property for

access and utilities, as set forth on the plats and in the property reports for Wildwood Highlands Subdivision and Wildwood Highlands-Phase II Subdivision.

5. Existing and future property taxes; Reservations, restrictions, covenants, and easements of record and existing upon the above-described property; All mortgages, liens, and encumbrances of record and existing upon the above-described property.

WITNESS our hands and seals this 26<sup>th</sup> day of June, 1998.

Henry D. Wellborn  
Henry D. Wellborn

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Henry A. Wallace

Henry O. Wellborn, Personal  
Representative of the Estate of Nancy  
Lee Ross Wellborn, deceased

STATE OF NEW MEXICO )  
COUNTY OF VALENCIA )  
ss )

The foregoing instrument was acknowledged before me on June 26, 1998, by Henry D. Wellborn, individually and as Personal Representative of the Estate of Nancy Lee Ross Wellborn, deceased.

  
Notary Public

**My Commission Expires:**

16 May 2002

STATE OF NEW MEXICO, }  
CATRON COUNTY. }  
ss

This instrument of writing was filed  
for record on the 20 day of  
July A.D. 1998 at 10:30 o'clock  
A.M., and duly recorded in Vol.  
19 of Deed on Page 180-181

Sharon Craig  
County Clerk

By J E

By J E

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