

**14142-1**

# WARRANTY DEED

**YELLOWSTONE INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY**

\_\_\_\_\_, for consideration paid, grant

to ZIA TRUST, INC., CUSTODIAN FOR RICK MOODAY, IRA

Whose address is PO BOX 30928, ALBUQUERQUE, NM 87190

the following described real estate in **BERNALILLO** County, New Mexico:

**PROPERTY ADDRESS: 716 & 718 3RD ST. SW, ALBUQUERQUE, NM 87102**

THE SOUTH FIFTY TWO (52) FEET OF THE NORTH NINETY-TWO (92) FEET OF LOTS NUMBERED TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY- FOUR (24) IN BLOCK LETTERED "G" OF THE ATLANTIC AND PACIFIC ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, APRIL 24, 1888.

THE NORTH 40 FEET OF LOTS 21, 22, 23, 24, BLOCK G, ATLANTIC & PACIFIC ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE PROBATE COURT AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, APRIL 24, 1888.

**SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD AND TO TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS THEREAFTER.**

with warranty covenants.

Witness hand and seal this 20<sup>th</sup> day of September, 2024.

\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
**COREY J. GHELFI, SOLE MEMBER**  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

## ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO           )  
   ) ss.  
COUNTY OF **BERNALILLO**   )

This instrument was acknowledged before me on 20th of September, 2024

By **COREY J. GHELF** AKA **COREY JAMES GHELF**, SOLE MEMBER OF **YELLOWSTONE INVESTMENTS, LLC**,  
A NEW MEXICO LIMITED LIABILITY COMPANY

(Seal)

*Justin M. Penick*  
NOTARY PUBLIC

**FOR RECORDER'S USE ONLY**

STATE OF NEW MEXICO  
NOTARY PUBLIC  
ASHLEY M PENDELL  
Commission # 1046108  
My Comm. Exp. May 16, 2025

## ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO           )  
COUNTY OF \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_,  
\_\_\_\_\_, 20\_\_\_\_\_.

by \_\_\_\_\_,  
(NAME OF OFFICER)

\_\_\_\_ of \_\_\_\_\_  
(TITLE OF OFFICER) (CORPORATION ACKNOWLEDGMENT)

a \_\_\_\_\_ corporation, on behalf of said corporation  
(STATE OF INCORPORATION)

(Seal)

NOTARY PUBLIC