

97062073

WARRANTY DEED

First American Title Ins. Co. OF # 11091074
6081

DAVID A. R. HARDY, AN UNMARRIED MAN, for consideration paid, grant(s) to DELLA M. WYLER, A MARRIED WOMAN AS HER SOLE AND SEPARATE ESTATE, whose address is 700 N. Lafayette Park Place, Los Angeles, California 90028, the following described real estate in Bernalillo County, New Mexico:

TRACT OF LAND WITHIN SECTION 16, T10N, R3E, NMPM - SEE ATTACHED EXHIBIT 'A'

SUBJECT TO reservations, restrictions and easements of record, taxes for the current year and subsequent years, and lien of the Middle Rio Grande Conservancy District.

with warranty covenants.

WITNESS my hand this 18th day of June, 1997.

DAVID A. R. HARDY
DAVID A. R. HARDY

ACKNOWLEDGMENT

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

This instrument was acknowledged before me on June 18, 1997, by DAVID A. R. HARDY.

MARY B. TRUJILLO
Notary Public

My Commission expires:
July 20, 1998

FOR RECORDERS USE ONLY

97-166081-6082
Trujillo



OFFICIAL SEAL
MARY B. TRUJILLO
Notary Public
Bernalillo County, New Mexico
My Commission Expires 7-20-98

OK.

5082

EXHIBIT A

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION SIXTEEN (16), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID NORTHWEST CORNER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STONE STREET N.E.; WHENCE THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BEARS N. 12 DEGREES 30' W., 2575 FEET DISTANCE (FOR IDENTIFICATION PURPOSES ONLY); THENCE S. 83 DEGREES 35' 00" E., 125.00 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE,

S. 05 DEGREES 05' 00" W., 55.00 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE,

N. 83 DEGREES 35' 00" W., 125.00 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID SOUTHWEST CORNER BEING A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF STONE STREET N.E., THENCE,

N. 05 DEGREES 05' 00" E., 55.00 FEET DISTANCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STONE STREET N.E. TO THE NORTHWEST CORNER AND POINT OF BEGINNING.

This Document Prepared By:

JARED DANIEL, AZCLDP No. 81444
WEALTH GUARDIAN LEGAL DOCUMENTS, AZCLDP No. 81445
1757 E Baseline Road, Suite 118
Gilbert, Arizona 85233
(480) 987-9951

**After Recording, Return and
Mail Tax Statements To:**

Della Margaret Wyler, as Trustee
1758 E Del Rio Street
Gilbert, AZ 85295

Mail Tax Statements To:

Della Margaret Wyler, as Trustee
1758 E Del Rio Street
Gilbert, AZ 85295

WARRANTY DEED

DELLA MARGARET WYLER, a married woman, as her sole and separate property, GRANTOR,
FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in
had paid, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and confirm
to

DELLA MARGARET WYLER, as Trustee of THE DELLA WYLER LIVING TRUST, U/A dated July
31, 2018, the GRANTEE,

Whose mailing address is 1758 E Del Rio Street, Gilbert, AZ 85295;

and to Grantee's successors and assigns, all of that certain real property situated in the County of
Bernalillo, State of New Mexico, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 1226 Stone Street NE, Albuquerque, NM.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are
now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of
the hereinabove described real property, including, but not limited to, the power to convey.

WITNESS my hand and seal this 31st day of July, 2018.


DELLA MARGARET WYLER

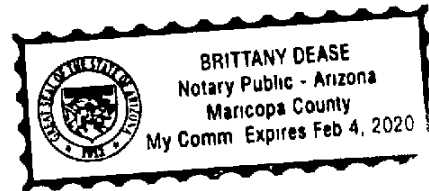
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WD R \$25.00 Linda Stover, Bernalillo County



STATE OF ARIZONA
COUNTY OF MARICOPA

)
) ss.
)



The foregoing instrument was acknowledged before me on this July 31, 2018, by DELLA MARGARET WYLER.

Brittany Dease
NOTARY PUBLIC

My commission expires: Feb. 4, 2020

EXHIBIT A

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION SIXTEEN (16), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID NORTHWEST CORNER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STONE STREET N.E.; WHENCE THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BEARS N. 12 DEGREES 30' W., 2575 FEET DISTANCE (FOR IDENTIFICATION PURPOSES ONLY); THENCE S. 83 DEGREES 35' 00" E., 125.00 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE,

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N. 05 DEGREES 05' 00" E., 55.00 FEET DISTANCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STONE STREET N.E. TO THE NORTHWEST CORNER AND POINT OF BEGINNING.

and more commonly known as 1226 Stone Street NE, Albuquerque, NM.

This Document Prepared By:
Dory-Garduño Law Firm, LLC
10320 Cottonwood Park NW, Ste E
Albuquerque, NM 87114

Doc# 2019077413

09/11/2019 04:28 PM Page: 1 of 2
WD R: \$25.00 Linda Stover, Bernalillo County



Mail Tax Statements To:
Margaret Elizabeth Fernandez
1304 E. Macaw Drive
Gilbert, AZ 85297

WARRANTY DEED

MARGARET ELIZABETH FERNANDEZ, Trustee of THE DELLA WYLER LIVING TRUST, U/A dated July 31, 2018, GRANTOR, FOR good and valuable consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and confirm to MARGARET ELIZABETH FERNANDEZ, the GRANTEE whose mailing address is 1304 E. Macaw Drive Gilbert, Arizona 85297, all of that certain real property situated in the County of Bernalillo, State of New Mexico, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.

with warranty covenants.

More commonly known as 1226 Stone Street NE, Albuquerque, NM.

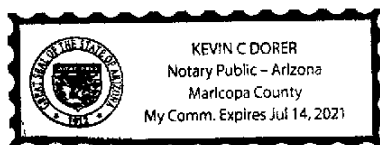
Subject to patent reservations, restrictions, and easements of record and taxes.

WITNESS my hand and seal this 5 day of ^{September}~~August~~, 2019.

MARGARET ELIZABETH FERNANDEZ,
TRUSTEE

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me on this ^{September}~~August~~ 5, 2019, by
MARGARET ELIZABETH FERNANDEZ. _{KLD}



NOTARY PUBLIC

My commission expires: ~~6/19/21~~ ^{July 14, 2021}
KLD

EXHIBIT "A"

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION SIXTEEN (16), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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With warranty covenants.

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