HYDROLOGY H14/D7 HOLD AGREEMENT-NICK SANCHEZ

H14 - D7

HOLD AGREEMENT-

NICK SANCHEZ

1 PLAN

ALBUQUERQUE TITLE COMPANY, INC.

August 2, 1982

City of Albuquerque, New Mexico
P.O. Box 1293
Albuquerque, New Mexico 87103

Attention: Brian Burnett

Re: GF#11883DT
Sanchez/Gentry
520 Los Arboles N.W.

Dear Mr. Burnett:

With regards to the above captioned property closed by our office. Please be advised that on April 27, 1982 our office made a pay off to Albuquerque National Bank, which paid in full the Real Estate Contract to Jay R. Gentry. This being the case Jay R. Gentry no longer holds any interest in the above property.

Should you require any additional information with regards to this matter please feel free to contact our office.

Very truly yours,
ALBUQUERQUE TITLE COMPANY

Sharon Wilcox

Sharon Wilcox
Escrow Closer

☒ Main Office: 2716 San Pedro Dr., N.E., Albuquerque, New Mexico 87110 • (505) 881-8600
☐ 6020 Academy Dr., N.E., Albuquerque, New Mexico 87109 • (505) 822-1389
☐ 11816 Lomas Boulevard, N.E., Albuquerque, New Mexico 87112 • (505) 292-0711

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE July 7, 1982 REF. NO._____

TO: Malcolm W. deVesty, Assistant City Attorney

FROM: Brian G. Burnett, Civil Engineer/Hydrology BGB

SUBJECT: HOLD HARMLESS AGREEMENT - NICK SANCHEZ

I have made the necessary changes per your instructions of May 28, 1982. Please advise if signatures can be secured. Thank you.

BGB/tsl

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

RECEIVED
JUN 01 1982
CITY ENGINEER

INTER-OFFICE CORRESPONDENCE May 28, 1982 REF. NO._____

TO: Brian G. Burnett, Civil Engineer-Hydrology

FROM: Malcolm W. deVesty, Assistant City Attorney Mac

SUBJECT: Hold Harmless Agreement-Sanchez

In reviewing the Warranty Deed I note that the wife's name is Terri Rieb-Sanchez and not Terrie R. Sanchez as written in the Agreement. This will have to be corrected. Furthermore, I note that there is a real estate contract from a Jay R. Gentry Ortiz to the Legers. Therefore, since there could be a default on this contract, and Ortiz could get the property back, it will be necessary to have him sign off on the agreement also notwithstanding the fact that there appears to be a Warranty Deed from Ortiz to the Legers for a portion of this lot.

MWdV:mab

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE May 26, 1982 REF. NO.

TO: Malcolm W. deVesty, Assistant City Attorney

FROM: Brian G. Burnett, Civil Engineer/Hydrology

SUBJECT: HOLD HARMLESS AGREEMENT FOR NICK SANCHEZ APARTMENTS

Per your memo dated May 24, 1982, I am transmitting another copy of the Warranty Deed for review. The change regarding the signature block for Frank Kleinhenz will be made on the final document.

Please call if you have any questions. Thank you for your help.

BGB/tsl

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

RECEIVED
MAY 26 1982
CITY ENGINEER

INTER-OFFICE CORRESPONDENCE May 24, 1982 REF. NO.

TO: Brian Burnett, Hydrology

FROM: Malcolm W. deVesty, Assistant City Attorney Mac

SUBJECT: Hold Harmless Agreement

I have reviewed your revised copy of the Idemnification Agreement and Covenant accompanying your memo of May 20, 1982.

Frank Kleinhenz' signature should appear over on the right side with the owners and it should indicate that he is the Chief Administrative Officer for the "City of Albuquerque."

Since the Warranty Deed was illegible, I could not review it.

MWdV:mab

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 20, 1982

To: Malcolm deVesty, Legal
From: Brian Burnett, Hydrology
Concerning: Hold Harmless Agreement

I am enclosing the following items for your review:

a. 1st version of covenant
b. Your memo of 3/26/82
c. Revised version of covenant
d. Warranty deed

Please let me know if the changes are correct. Thank you for your help.

Brian Burnett

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

RECEIVED
MAR 29 1982
CITY ENGINEER
REF. NO._____

INTER-OFFICE CORRESPONDENCE March 26, 1982

TO: Brian G. Burnett, Civil Engineer-Hydrology

FROM: Malcolm W. deVesty, Assistant City Attorney MWdV

SUBJECT: Hold Harmless Agreement

I have reviewed the Hold Harmless Agreement that you sent along with your letter dated March 5, 1982 from Nick and Terrie Sanchez and have not signed same for the following reasons:

First, we must make certain that the parties who sign such an agreement are the actual owners and not just contract purchasers as was the case in the Gressett Agreement.

Secondly, the acknowledgment clauses attached to the Agreement has all three acknowledgments set up for the Sanchez' signature. We only need one for them and one for the CAO.

Thirdly, the issuance of permits clause is probably not accurate since, as I understand from the Recital, the only thing you are holding up is the Certificate of Occupancy.

warranty deed

MWdV:mab

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE Marth 5, 1982 REF. NO._____

TO: Mac deVesty, City Attorney

FROM: Brian G. Burnett, Civil Engineer/Hydrology

SUBJECT: HOLD HARMLESS AGREEMENT

I have enclosed a "Hold Harmless Agreement" for your review. The agreement is required since the finished floor elevation of the building was constructed 1.5 ft. below the elevation indicated in the approved plan. If you have any questions, please call me at 766-7467.

BGB/tsl

Enclosure

CHAVEZ GRIEVES / CONSULTING ENGINEERS, INC.

6121 INDIAN SCHOOL RD., N.E. SUITE 120
ALBUQUERQUE, N.M. 87110
PH. (505) 881-7376

February 11, 1982

Mr. Brian Burnett
City Hydrologist
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
FEB 16 1982
CITY ENGINEER

Re: Nick Sanchez Apartments
520 Los Arboles, N.W.

Dear Mr. Burnett:

Attached is a copy of the As-Built elevations and revised ponding volume calculations for the referenced project. The elevations reflect the change in the finished floor elevation from 4967.00 to 4965.72. This change has resulted in a slight reduction in the ponding volumes provided and also allows flows from a small portion of Claremont Avenue to enter the site.

Changes in the ponding volume will not have a significant effect on the runoff since water in the backyard pond will be retained on the site, and disposed of through evaporation. Overflows from the backyard pond will be transported along the east side of the structure to the front yard ponding areas. Volumes in the front yard have been increased from 236 ft.^{3} to 352 ft.^{3} with the installation of a 3½ inch asphalt berm across the driveway.

The changes shown comply with the intent of the original drainage study, and do not increase the threat of flooding to either the new structure or adjacent structures.

Please call if you have any questions or if we can be of any assistance in this matter.

Sincerely,

Victor J. Chavez

Victor J. Chavez, P.E.

VJC:mb
encl.

Job Nick Sanchez Apartments 520 Los Arboles N.W. Sheet No. R-4 of ____
Subject Revise Ponding Volume Calculations Job No. ____
Client Nick Sanchez By VJC Date 2/82
CHAVEZ-GRIEVES / CONSULTING ENGINEERS, Inc. Albuquerque, NM

Revise Ponding Volume Calculations.
Ponding @ North end of Bldg.

N.W. Pond.

Surface Area = 198 ft^2

Average Depth = .62'

Vol = 123 ft^3

N.E Pond

Surface Area = 84 ft^2

Average Depth = .19'

Vol = 16.5 ft^3

X-Sec. - West end of parking = 0 ft^2

X-Sec. area @ 9.0' = $30\left(\frac{.07+.20}{2}\right)$ = 4.05 ft^2 Vol = $\frac{4.05}{2}(9)$ = 18.2

X-Sec @ 24' = 25 (.24/2) = 3.0 Vol = $15\left(\frac{4.05+3.0}{2}\right)$ = 52.9

X Sec @ 39' = 15 (.31/2) = 2.33 Vol = $15\left(\frac{3.0+2.33}{2}\right)$ = 40

X Sec @ 52' = $25\left(\frac{.25+.2}{2}\right)$ = 5.6 Vol = $13\left(\frac{2.33+5.6}{2}\right)$ = 57.5

X Sec @ 61' = $25\left(\frac{.23+.2}{2}\right)$ = 5.4 Vol = $9\left(\frac{5.6+5.4}{2}\right)$ = 49.5

Total Vol. = 352 ft^3

Original Ponding Vol. = 236 ft^3

Job Nick Sanchez Apartments - 520 Los Arboles N.W. Sheet No. R-2 of ____
Subject Revise Ponding Vol. Calculations Job No. ____
Client Nick Sanchez By VJC Date 3/82

CHAVEZ-GRIEVES / CONSULTING ENGINEERS, Inc. Albuquerque, NM

Ponding @ South end of Bldg.

X-Sec. @ West end of Parking Lot = 12(.03) = .36 ft²

Vol = 10(.36+1.44)/2 = 9

X-Sec @ 10' = 18 (.14+.02)/2 = 1.44 ft²

Vol = 8((1.44+1.38)/2) = 11.28

X-Sec @ 18' = 23 (.07+.05)/2 = 1.38 ft²

Vol = 14((1.38+3.91)/2) = 37

X-Sec @ 42' = 23 (.2+.14)/2 = 3.91

Vol = 19((3.91+5.98)/2) = 94.0

X-Sec @ 61' = 18(.26) + 10(.13) = 5.98

Vol = 6((5.98+3.7)/2) = 29.

X-Sec @ 67' = 18((.17+.2)/2) + 20(.05) = 3.7

Total Vol. = 180 ft³

Total Vol Avail in Front & Backyard Ponds = 416 ft³

Orig req. Ponding Vol. = 442 ft³

Additional req = 26

Total Ponding Area = 3413 ft²

Additional Depth req = 26/3413 = .0076'

Conclusion - Ponding provided realistically meets requirements outlined in original drainage study. Change of existing conditions to provide an additional .1 inches of storage would be unrealistic in view of the built in uncertainty of the original analysis.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

H14-D7

September 9, 1981

Mr. Victor J. Chavez
Chavez-Grieves Consulting Engineers
Suite 120, 6121 Indian School Rd. N.E.
Albuquerque, New Mexico 87110

Re: NICK SANCHEZ APARTMENTS

Dear Vic:

The referenced drainage report is hereby approved based on your submittal of September 3, 1981. Please see that a copy of the revised plan (dated 9-8-81) is placed with the construction set. Mr. Bernie Montoya will sign off for the Hydrology Section when this is done. This office also requests that you supply us with two copies of the revised plan for our records.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

cc: Mr. Nick Sanchez

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

H14-D7

September 9, 1981

Mr. Victor J. Chavez
Chavez-Grieves Consulting Engineers
Suite 120, 6121 Indian School Rd. N.E.
Albuquerque, New Mexico 87110

Re: Nick Sanchez Apartments

Dear Vic:

For final approval of the referenced drainage report, please supply this office with the following information. The numbers refer to the Drainage Report (DR) and Construction Plan (CP) Checklists.

1. DR #3A & CP #1A - A signed and dated professional engineer's stamp.

2. DR #4 - Delineation of site on pertinent Flood Hazard Boundary Map.

3. DR #10 - A statement identifying off-site conditions and their affect on drainage.

4. DR #15B3 - Pond emergency spillway scheme identified including supporting calculations.

5. DR #20H & CP #11 - Existing top-of-curb and flowline elevations in Claremont Avenue (especially in drivepad area).

6. CP #17 - Identification of roof drainage (i.e., canales, scuppers, and drain pipes).

Please be advised that a Drainage Covenant will be required for this site. We ask that it be returned to this office at the earliest possible date.

If I can be of further help on these matters, please call.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs
cc: Nick Sanchez

CHAVEZ GRIEVES / CONSULTING ENGINEERS, INC.

6121 INDIAN SCHOOL RD., N.E. SUITE 120
ALBUQUERQUE, N.M. 87110
PH. (505) 881-7376

September 8, 1981

City Hydrologist
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
SEP 08 1981
ENGINEERING

Re: Nick Sanchez Apartments
520 Los Arboles, N.W.

Dear Sir:

Attached are copies of the calculations for the proposed drainage plan on the referenced project. The site is located in the north valley area of Albuquerque and has been partially developed. Two foundations remain on the site which will be removed for the proposed construction. Presently, runoff is equally divided between Los Arboles and Claremont with a small amount of retained ponding on the south half of the site. The site is not located within a Zone "A" classification area and does not receive runoff from upstream areas.

Proposed development will incorporate four ponding areas with small diameter uncontrolled outlets to Los Arboles and Claremont. Ponding volumes have been sized to maintain existing rates of runoff. Ponds and outlets will be located on private property except for the two curb penetrations to be located adjacent to Los Arboles.

Sincerely,

Victor J. Chavez

Victor J. Chavez, P.E.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE Apartments for Nick Sanchez

ZONE ATLAS PAGE NO. G-14-Z CITY ADDRESS 520 Los Arboles N.W.

LEGAL ADDRESS Lot 8-A, Block A- Gentry Addition

ENGINEERING FIRM Chavez-Grieves, Cons. Eng. Inc. CONTACT Victor Chavez

ADDRESS 6121 Indian School Rd. N.E. PHONE 881-7376

OWNER Nick Sanchez CONTACT Nick Sanchez

ADDRESS 3401 Vassar N.E. PHONE 884-0662

~~ARCHITECT~~/SURVEYOR Albuquerque Surveying CONTACT Fred Sanchez

ADDRESS 2119 Menaul Blvd N.E. PHONE 884-2036

DATE SUBMITTED 8/8/81

BY Victor Chavez

MUNICIPAL DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION

Job Nick Sanchez Apts. Sheet No. 5 of
Subject Drainage Study Job No.
Client Nick Sanchez By VFC Date 8/81

CHAVEZ-GRIEVES / CONSULTING ENGINEERS, Inc. Albuquerque, NM

Average depth of Pond ≈ .5' (effective depth)

Ave. flow from ponds = .53/4 = .13 cfs.

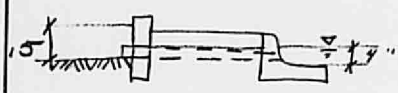
Try 3" ϕ Pipe A = .049 ft²

Vel ≈ .13/.049 = 2.65 fps.

h_L in pipe ≈ .05'

Assume Curb will be running four inches deep during 100 year storm.

Avail. head = .5 - .05' - .33 + .1 = .22



Ent. Loss = $.85\left(\frac{2.65^2}{64.4}\right)$ = .09

Remaining head = .22 - .09 = .13

Vel = $\sqrt{.13(64.4)}$ = 2.9 > 2.65

Use Ave. Vel. = 2.8 cfs.

Q = 2.8(.049) = .137 cfs / pond.

Total Q = 4(.137) = .54 cfs ≈ .53 ∴ ok.

Use 3" ϕ outlets

Job Nick Sanchez Apartments — Sheet No. 1 of ____
Subject Drainage Study — Job No. ____
Client Nick Sanchez — By VJC Date 8/81

CHAVEZ-GRIEVES, CONSULTING ENGINEERS, Inc. Albuquerque, NM

Area of Lot = 9468 ft^2 = .217 Ac.

Existing Conditions.

Conc. Pad	924 (.90)	= 831.6
Ground	8544 (.4)	= 3417.6
		4249.2

Exist. Coeff. = 4249.2/9468 = .45

Q = .45(5.4)(.217) = .53 cfs.

Vol = 2.2/12 (9468)(.45) = 781 ft^3

Proposed Conditions

C = .9

Q = .9(5.4)(.217) = 1.05

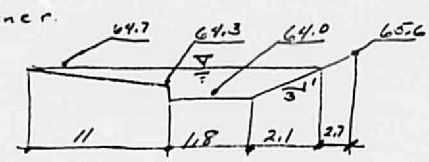
Vol. = 2.2/12 (9468)(.9) = 1562 ft^3

ΔV = 1562 - 782 = 780 ft^3

Determine Ponding Vol. Avail.

Pond @ N.E Corner.

Beginning Section.



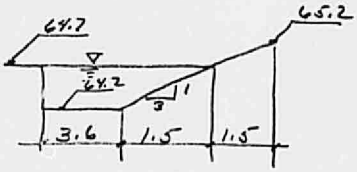
Area = .4(11)(.5) + .7(1.8) + .7(2.1)(.5) = 4.2 ft^2

Job Nick Sanchez Apartments
Subject Drainage Study
Client Nick Sanchez

Sheet No. 2 of
Job No.
By VJC Date 8/81

CHAVEZ-GRIEVES / CONSULTING ENGINEERS, Inc. Albuquerque, NM

Section 28' from Curb.



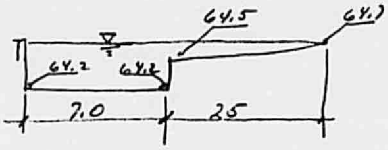
Area = 3.6(.5) + 1.5(.5)(.5)
= 2.2 ft²

At 34' Section Area = 0

Total Vol = $\frac{1.2+2.2}{2}(28) + \frac{2.2+0}{2}(6) = \underline{\underline{96.2\ ft^3}}$

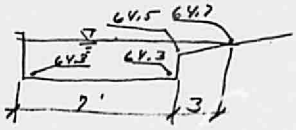
Pond @ N.W Corner

Beginning Section.



Area = .5(7) + .2(25)(.5) = 6.0

Section @ 28'



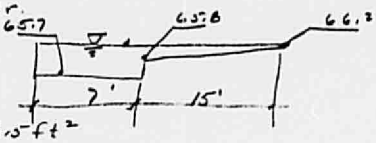
Area = .4(7) + .2(3)(.5) = 3.1

Section @ 36' = 0 ft²

Vol. = $\left(\frac{6+3.1}{2}\right)28 + \frac{3.1}{2}(8) = \underline{\underline{140\ ft^3}}$

Pond @ SW Corner.

Sec. @ Outlet.



Area = .5(7) + .4(15)(.5) = 6.5 ft²

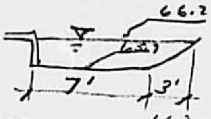
Job Nick Sanchez Apts.
Subject Drainage Study
Client Nick Sanchez

Sheet No. 3 of
Job No.
By VTC Date 8/81

CHAVEZ-GRIEVES / CONSULTING ENGINEERS, Inc. Albuquerque, NM

Sec. @ 18' = Sec. @ Outlet

Sec. @ 19'



Area = .5(7) + .5(3)(.5) = 4.25 ft²

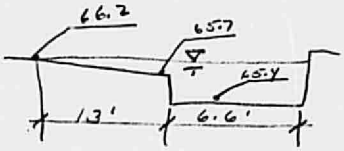
Sec. @ 30'
& @ 60'

Area = .5(2) + .5(2)(.5) = 1.5 ft²

$$Vol. = 6.5(18) + \left(\frac{6.5+4.25}{2}\right)(1) + \left(\frac{4.25+1.5}{2}\right)11 + 1.5(30) = \underline{\underline{199\ ft.^3}}$$

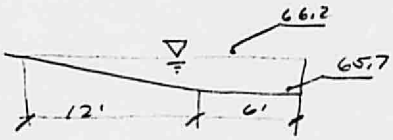
Pond @ S.E. Corner

Sec. @ outlet.
& @ 18'



Area = 6.6(.8) + 13(.5)(.5) = 8.53

Sec. @ 26'



Area = .5(6) + .5(12)(.5) = 6

Sec @ 34' = 0

$$Vol. = 8.53(18) + \frac{8.53+6}{2}(8) + 3(8) = \underline{\underline{235}}\ ft^3$$

Total Vol. = 671 ft³ < 780 ft³ req.

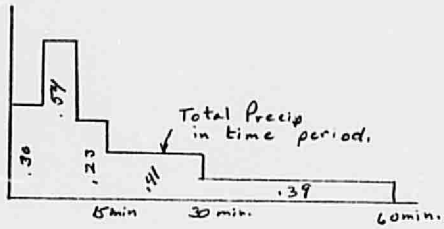
Job Nick Sanchez Apts
Subject Drainag Study
Client Nick Sanchez

Sheet No. 4 of
Job No.
By VJC Date 8/81

CHAVEZ-GRIEVES / CONSULTING ENGINEERS, Inc. Albuquerque, NM

Ck. effect of routing through pond on Volume requirements.

Design Storm. Total Rainfall = 2.2"



Ck. Total flows from site

Vol. = 9468 (.9)(i/12) = 710 i
Vout = .53 cfs or .159 ft³ in 5 min.

time	i	Vol in.	ΔV	Vol. out.	Vol. to Pond	Net Vol.
5	.30	213	213	53	160	160
10	.84	596	383	106	277	437
15	1.07	760	164	159	5	442 ← Peak Vol.
20	1.21	859	99	159	-60	
25	1.35	959	100	159	-59	
30	1.48	1051	92	159		
35	1.55	1100	49	159		

Conclusion: Ponding Vol. of 671 ft³ will provide sufficient peak shaving to maintain existing rates of runoff.

INDEMNIFICATION AGREEMENT AND COVENANT

The City of Albuquerque (City), and Nick A. Sanchez and Terrie Rieb-Sanchez, his wife (Owners, which term includes successors and assigns) agree:

RECITAL

Owners are the owners of the following described real property:

> Lot numbered Eight-A (8-A) of the replat of a portion of Lot Eight (8) of Rebecca Gentry's Subdivision of the Easterly portion of Block A, Gentry Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 18, 1977.

The Owners have presented a drainage plan to the City which was approved on September 9, 1981 (see Exhibit "A" attached hereto). The construction of the building's finished floor elevation does not conform to the approved plan (Exhibit "A" attached hereto).

The City requires Owners to enter into this Agreement as a condition for the release of a Certificate of Occupancy.

UNDERSTANDING OF EXPOSURE

Owners agree and understand that the building as sited does not provide protection for the Owners' property and is subject to flood and water run off damage resulting from noncompliance with the approved plan (Exhibit "A" attached hereto).

INDEMNIFICATION AND HOLD HARMLESS

The Owners agree to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against the parties for or on account of any matter arising from the failure of the Owner to comply with the approved plan (Exhibit "A" attached hereto).

COVENANT RUNNING WITH THE PROPERTY

The obligations of the Owners set forth herein shall be binding upon the Owners, their heirs, successors and assigns and the property described herein and will run with said property until released by the City.

THIS MICROIMAGE IS THE BEST

ISSUANCE OF CERTIFICATE OF OCCUPANCY

Upon execution of this Agreement, the City will not withhold issuance of a Certificate of Occupancy for reasons related to noncompliance to the referenced Ordi- nance for the building project on this property.

REVIEWED & APPROVED BY THE
LEGAL DEPARTMENT

Assistant City Attorney

Charles M. Easterling
Principal Asst. Engineer-
Hydrology
7-19-82

Frank A. Kleinhenz
Chief Administrative Officer
for City of Albuquerque

OWNERS

Nick A. Sanchez

Terrie Rieb-Sanchez

ATTEST:

CITY CLERK

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me by NICK A. SANCHEZ and TERRIE RIEB-SANCHEZ, his wife, on this 3rd day of August, 1982.

Notary Public

My Commission Expires:

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me by JAY R. GENTRY, on this _____ day of _____, 1982.

Notary Public

My Commission Expires:

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this 18th day of August, 1982, by FRANK A. KLEINHENZ, Chief Administrative Officer of the City of Albuquerque, a Municipal Corporation, on behalf of said corporation.

Notary Public

My Commission Expires:

12/18/84

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'82 AUG 26 A9:13

BK mm 954 PG 50-52

COUNTY CLERK AND EX-OFFICIO RECORDER

82-23050 WARRANTY DEED (Joint Tenants)

JAY R. GENTRY ORTIZ, a married man dealing with his sole and separate estate,

to ERNEST H. LEGER and GLORIA T. LEGER, husband and wife,

95

whose address is 3207 Manchester Ct. N. W. Albuquerque, New Mexico

and

whose address is

as joint tenants the following described real estate in Bernalillo County, New Mexico:

The West 73.59 feet, except the North 4.5 feet of Lot numbered Eight (8), Block A, of Rebecca Gentry's Subdivision of the Easterly Portion of Block A, Gentry Addition, to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 28, 1947.

SUBJECT TO restrictions, reservations and easements of record and taxes for the year 1977 and subsequent years.

Sharon Mabrido

with warranty covenants.

WITNESS my hand and seal this 15th day of July, 197..

(Seal) (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF BERNALILLO } ss.

The foregoing instrument was acknowledged before me this 19th day of July, 19 77

by JAY R. GENTRY ORTIZ, a married man, as aforesaid.
(Name or Names of Person or Persons Acknowledging)

My commission expires: 2-19-78
(Seal)

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'82 MAY -3 P2:47

D 162 A. 95

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this

day of , 19 ,

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires: Notary Public

Shelly Hertz

THE DELLANY CO. ALBUQUERQUE, N. M.

82 23051

WARRANTY DEED (Joint Tenants)

ERNEST H. LEGER and GLORIA I. LEGER, husband and wife

for consideration paid, grant

JOE A. SANCHEZ and Maud [illegible]-SANCHEZ, husband and wife

of

and

whose address is

to the following described real estate in Bernalillo County, New Mexico:

Lot numbered Eight-A (8-A) of the Replat of a portion of Lot 8 of REBECCA GENTRY'S SUBDIVISION of the Easterly portion of Block A, GENTRY ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Replat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 18, 1977.

SUBJECT TO reservations, restrictions and easements of record and taxes for 1979 and subsequent years.

SUBJECT TO the lien of the Middle Rio Grande Conservancy District.

SUBJECT TO that certain real estate contract dated July 15, 1977 between REX E. GENTRY OSTIE, owner, and ERNEST H. LEGER and GLORIA I. LEGER, purchasers, filed for record July 29, 1977 in Book 548 page 1[illegible] records of Bernalillo County, New Mexico, which Purchasers herein assume and agree to pay.

copy

Sharon McBride

with warranty covenants

WITNESS our hands and seals this 1st day of February, 19 79

Ernest H. Leger (Seal) Gloria I. Leger (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 1st day of February, 19 79

by Ernest H. Leger and Gloria I. Leger

(Name of Name of Person or Persons Acknowledging)

My commission expires: (Seal) [illegible]

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'82 MAY -3 PM 2:47

BK PG

CO CLERK

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this

day of , 19

by

(Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires

Notary Public