

**GRANT OF EASEMENT
FOR SHARED PRIVATE INGRESS AND EGRESS ACCESS INCLUDING DRAINAGE**

Thomas Nunez, a single person, and Ramon Casaus for RCA Investments, LLC, ("Grantors") being the owners of property described herein, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey to Lots numbered four (4) and (5) in Block numbered forty-two (42) of Skyline Heights addition, an addition to the city of Albuquerque, New Mexico, as the same is shown and designated on the map of said subdivision filed in the office of the county clerk of Bernalillo County, New Mexico, on December 1, 1948, in Plat Book C, page 124, being more particularly described in **Exhibit "A"**, attached hereto and incorporated herein by reference.

Except with the mutual approval of Grantee and Grantors, the improvements within said easement will conform to **Exhibit "A"**. Once improvements complete, no fence, wall or building, may be placed or maintained in said easement. Grantee shall only maintain area of easement and/or improvements that it specifically agrees, by this written agreement filed for public record, to maintain. Landscaping or maintenance work by the Grantors, within the easement hereby conveyed, shall not alter the access or use, of the easement area, except in an emergency. If emergency work is performed Grantors shall notify Grantee as soon as practical thereafter.

Grantors covenant and warrant that they are the owners in fee simple of the property and that they have a good and lawful right to grant the easement described herein. The grant and other provisions of this easement constitute covenants running with the land for the benefit of Grantee and its successors and assigns until terminated.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee, its successors and assigns to run with the land forever. However, to the extent any portion of the above granted easement area is declared unnecessary for access by the Grantee, said portion of the easement shall revert to the Grantor. Any such reversion shall be accomplished by way of a quitclaim deed to Grantor, his successors or assigns.

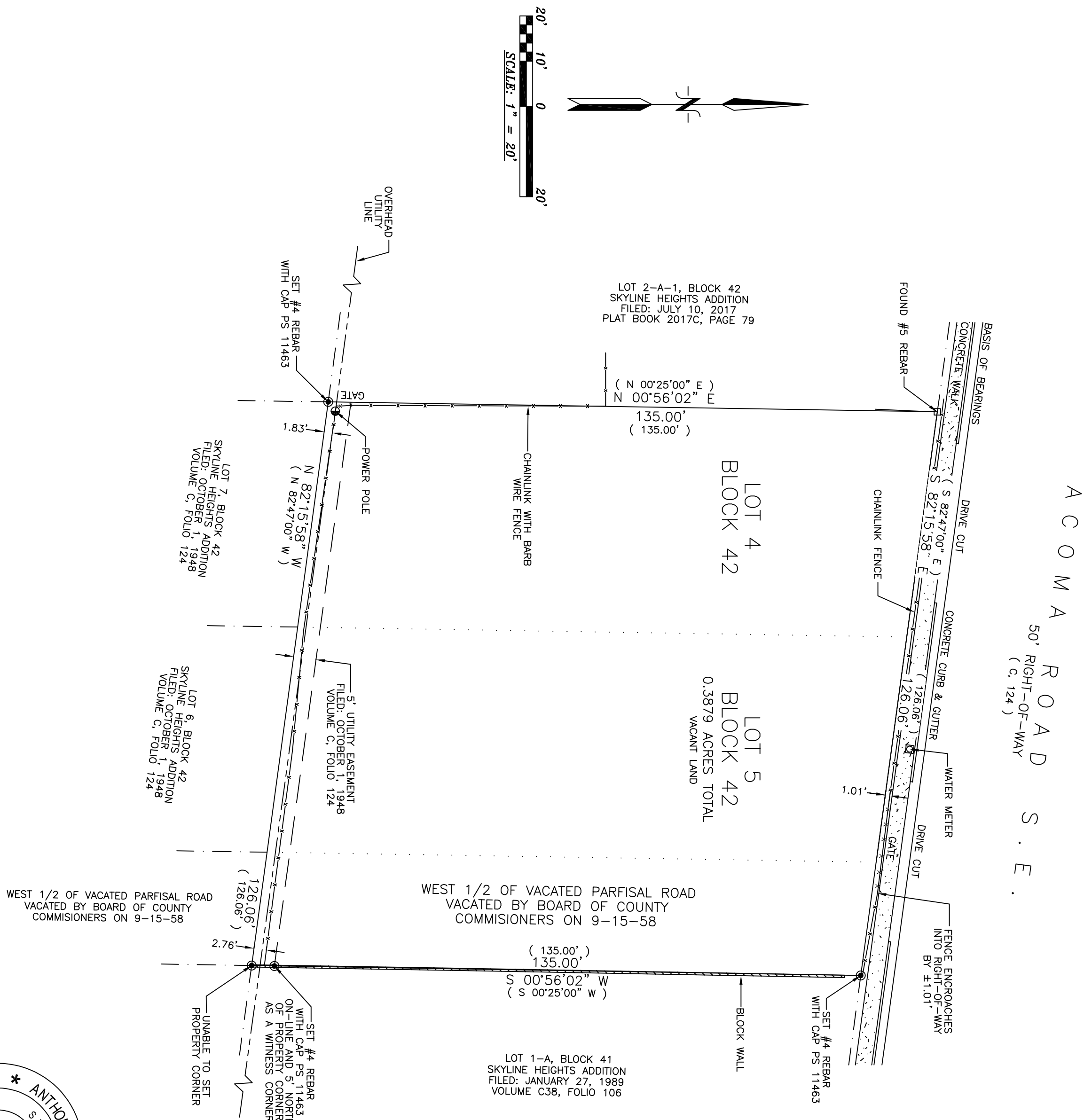
THERE IS RESERVED to the Grantors, their successors and assigns, the right to use said lands as needed. Such uses shall not interfere with the rights and easements granted to Grantee. Other purposes, which will not interfere with the rights and easements granted to Grantee. Other purposes, which will not interfere with the rights and easements hereby granted, may be permitted, provided that Grantors obtain Grantee's written licensed approval for such use, not to be unreasonably withheld.

Jennifer D McKenna Notary
Public

RETRACEMENT SURVEY
OF
LOTS 4 & 5, BLOCK 42
SKYLINE HEIGHTS ADDITION
WITHIN
SECTION 29, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022

LEGAL DESCRIPTION:

DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 1, 1948, IN PLAT BOOK C, PAGE 124.



GENERAL NOTES:

1. OWNER ON-RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE BINDER DATED: DECEMBER 14, 2021 IS ROBERT A. BUZZARD AND BONNIE K. NUZZARD, HUSBAND AND WIFE
2. LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 1015029
3. PLATS USED TO ESTABLISH BOUNDARY.
A: SKYLINE HEIGHTS ADDITION
FILED: DECEMBER 1, 1948 IN PLAT BOOK C, PAGE 124
4. FILED WORK PERFORMED ON:

SURVEYOR'S CERTIFICATE:
State of New Mexico) S.S.
County of Bernalillo }

Given under my hand and seal at Albuquerque, New Mexico, this 6th day of JANUARY 2022

Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.
1308 Cielo Vista Del Sur, NW Corrales, New Mexico 87048
Telephone (505) 250-2273

