

WARRANTY DEED
(Joint Tenants)

Brett D. Johnson and Ginger D. Johnson, husband and wife and Tana E. Williams and Rodney Williams, wife and husband, for consideration paid grants to Kenneth D. Rice and Barbara J. Rice, husband and wife, as joint tenants, whose address is PO Box 1503, Mineral Wells, TX 76068, the following described real estate in LINCOLN COUNTY, New Mexico:

A tract of land in H.E.S. No. 247, in Section 32, Township 10 South, Range 13 East, N.M.P.M., Lincoln County, New Mexico, described by metes and bounds as follows:

Starting at the West one quarter corner of said Section 32 and going N 89°29' E along the centerline of said Section 32 a distance of 1067.27 feet to a point on the North boundary of said H.E.S. No. 247; thence S 02°09'23" E a distance of 469.22 feet to the place of beginning of the herein described tract of land; thence continuing S 02°09'23" E a distance of 511.59 feet; thence S 89°41'35" W a distance of 250.99 feet; thence N 02°09'23" W a distance of 389.19 feet to the centerline of State Highway No. 532; thence along said centerline along the arc of a curve to the left whose central angle is 30°24'49" and whose radius is 265.06 feet, an arc distance of 140.70 feet (Chord = N 70°55'38" E - 139.05 feet); thence continuing along said centerline N 55°43'14" E a distance of 138.89 feet to the said place of beginning.

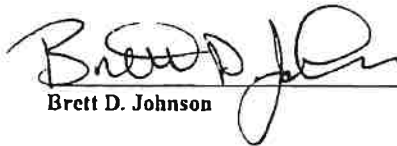
The above described property also being shown as Tract 4B on that certain Plat of Survey filed in the office of the County Clerk and Ex-officio Recorder of Lincoln County, New Mexico, on June 28, 1996, in Cabinet F, Slide No. 488.

TOGETHER WITH all improvements thereon;

SUBJECT TO easements, reservations and restrictions of record.

with warranty covenants.

Executed this 8th day of Dec., 2022.


Brett D. Johnson


Ginger D. Johnson

Tana E. Williams

Rodney Williams

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NM)
COUNTY OF Curry) SS.

This instrument was acknowledged before me this 8 day of December, 2022, by Brett D. Johnson and Ginger D. Johnson.


Notary Public

My commission expires:

11/09/25

STATE OF NEW MEXICO
NOTARY PUBLIC
AALYEA L. BACA
COMMISSION NUMBER 1135919
EXPIRATION DATE 11/09/2025



LINCOLN COUNTY-NM
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Lincoln County Abstract & Title Company
22017351 CM

LINCOLN COUNTY-NM
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Book 2022 Page 7508
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Executed this 8th day of Dec., 2022.

Brett D. Johnson

Ginger D. Johnson

Tana E. Williams
Tana E. Williams

Rodney Williams
Rodney Williams

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF _____)
COUNTY OF _____) SS.

This instrument was acknowledged before me this _____ day of _____, 2022, by Brett D. Johnson and Ginger D. Johnson.

Notary Public

My commission expires:

LINCOLN COUNTY-NM
WHITNEY WHITTAKER, CLERK
202207508
Book2022 Page 7508
3 of 3
12/09/2022 12:29:29 PM
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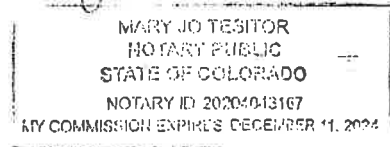
ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF COLORADO)
COUNTY OF HUERFANO) SS.

This instrument was acknowledged before me this 8th day of December, 2022, by Tana E. Williams and Rodney Williams.

Mary Jo Tesitor
Notary Public

My commission expires: Dec. 11, 2024



BUYER'S STATEMENT

Buyer: Kenneth D. Rice and Barbara J. Rice
Seller: Brett D. Johnson and Ginger D. Johnson
Tana E. Williams and Rodney Williams

Settlement Agent: Lincoln County Abstract & Title Co.
(575)258-5959

Place of Settlement: 1007 Mechem Drive
Ruidoso, NM 88345

Settlement Date: December 9, 2022

Property Location: 259 Ski Run Rd
Alto, NM 88312
Lincoln County, New Mexico
S32 T10S R13E aka T4B 2.512ac

DEBITS

Purchase Price		305,000.00
County Taxes	12/10/22 to 01/01/23	68.78
Settlement or Closing Fee	Lincoln County Abstract & Title Co.	212.50
Recording Fees	Recorder's Office	30.00
Well Inspection	JCJ Water Well Service	790.31
Gross Amount Due From Buyer	TOTAL DEBITS	306,101.59

CREDITS

Deposit or Earnest money	5,000.00
Less Total Credits to Buyer	TOTAL CREDITS
	5,000.00

BALANCE

From Buyer

301,101.59

APPROVED:

Kenneth D. Rice

Barbara J. Rice

Lincoln County Abstract & Title Co.

SELLER'S STATEMENT

Buyer: Kenneth D. Rice and Barbara J. Rice
Seller: Brett D. Johnson and Ginger D. Johnson
Tana E. Williams and Rodney Williams
Settlement Agent: Lincoln County Abstract & Title Co.
(575)258-5959
Place of Settlement: 1007 Mechem Drive
Ruidoso, NM 88345
Settlement Date: December 9, 2022
Property Location: 259 Ski Run Rd
Alto, NM 88312
Lincoln County, New Mexico
S32 T10S R13E aka T4B 2.512ac

CREDITS

Purchase Price		305,000.00
County Taxes	12/10/22 to 01/01/23	68.78
Less Total Credits to Seller		TOTAL CREDITS
		305,068.78

DEBITS

Commissions - Total commissions:	6.0000 % = 18,300.00	19,283.62
Less Deposit Retained		
	9,641.81 Pinnacle Real Estate	
Note: Line 701 Includes Adjustment of 491.81 For + GRT @ 5.3750%		
	9,641.81 Ranchline Taylor & Taylor Realtors, LTD	
Note: Line 702 Includes Adjustment of 491.81 For + GRT @ 5.3750%		
Settlement or Closing Fee	Lincoln County Abstract & Title Co.	212.50
Courier Fees	Lincoln County Abstract & Title Co.	60.00
Title Insurance Binder	Lincoln County Abstract & Title Co.	100.00
Title Insurance	First American Title Insurance Company	1,568.00
Recording Fees	Recorder's Office	30.00
Survey	Sierra Blanca Land Surveys	640.13
Pest Inspection	Ruidoso Pest Control	189.55
Septic Inspection/ pump	Summit Operations	8,983.22
Payoff First Mortgage	Brett D. Johnson and Ginger D. Johnson	20,806.92
Less Total Reductions to Amount Due Seller		TOTAL DEBITS
		51,873.94

BALANCE

To Seller	253,194.84
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APPROVED:

Brett D. Johnson

Ginger D. Johnson

Tana E. Williams
Tana E. Williams

Rodney H. Williams
Rodney Williams

[Signature]
Lincoln County Abstract & Title Co.

SELLER'S STATEMENT

Buyer: Kenneth D. Rice and Barbara J. Rice
Seller: Brett D. Johnson and Ginger D. Johnson
Tana E. Williams and Rodney Williams

Settlement Agent: Lincoln County Abstract & Title Co.
(575)258-5959

Place of Settlement: 1007 Mechem Drive
Ruidoso, NM 88345

Settlement Date: December 9, 2022

Property Location: 259 Ski Run Rd
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Lincoln County, New Mexico
S32 T10S R13E aka T4B 2.512ac

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Courier Fees	Lincoln County Abstract & Title Co.	60.00
Title Insurance Binder	Lincoln County Abstract & Title Co.	100.00
Title Insurance	First American Title Insurance Company	1,568.00
Recording Fees	Recorder's Office	30.00
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BALANCE

To Seller

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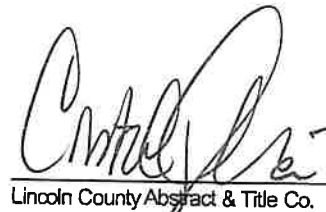
APPROVED:


Brett D. Johnson


Ginger D. Johnson

Tana E. Williams

Rodney Williams


Lincoln County Abstract & Title Co.

LINCOLN COUNTY ABSTRACT & TITLE CO.

TRUST ACCOUNT

1007 MECHEM DR. P.O. BOX 2335
RUIDOSO, NM 88345

CITY BANK
RUIDOSO, NEW MEXICO
88-173/1113

53806

22017351

Commissions

DATE

December 9, 2022

AMOUNT

\$ *****9,641.81

PAY

--Nine Thousand Six Hundred Forty One and 81/100--

Dollars

TO THE
ORDER
OF

Ranchline Taylor & Taylor Realtos, LTD
720 College Blvd.
Roswell, Nm 88201

VOID AFTER 90 DAYS

M. C. Taylor
[Signature]
AUTHORIZED SIGNATURE



⑈053806⑈ ⑆111301737⑆ 80235245⑈

LINCOLN COUNTY ABSTRACT & TITLE CO.

53806

Buyer/Borrower: Rice

Seller: Johnson/Williams

Lender:

Property: 259 Ski Run Rd/Alto NM 88312 /

Settlement Date: December 9, 2022

Disbursement Date: December 9, 2022

Check Amount: \$ 9,641.81

Earnest Money

Pay To: Ranchline Taylor & Taylor Realtos, LTD

For:

Commissions

Commission \$9,641.81

PO Box 344
Roswell, NM 88202

Closer/Responsible Party: CM