

Property located at 2608 Tulip Street, Carlsbad, New Mexico

TULIP PROPERTY

Legal Description:

THE SURFACE ESTATE ONLY OF: A tract of land in Eddy County, New Mexico, being a portion of the NW1/4 SE1/4 and part of the NE1/4 SW1/4 of Section 17, Township 22 South, Range 27 East, N.M.P.M., being more particularly described by metes and bounds as follows; to wit: Beginning at the center quarter corner of said Section 17; Thence North 89.26' East, 191.50 feet to a point on the North line of said NW1/4 SE1/4; Thence, South 0.23' East, 1337.52 feet, to a point on the South line of said NW1/4 SE1/4; Thence, South 89.21' West, 1151.65 feet to a point on the said NE1/4 SW1/4, said point being on the projected East line of the Countryside Estates Phase I subdivision; Thence, North 0.54' West, 837.82 feet; Thence, South 89.06' West, 20.0 feet; Thence, North 0.54' West 70.0 feet; Thence, North 89.06' East, 20.0 feet; Thence, North, 0.54' West, 275.73 feet; Thence, North 89.06' East, 179.10 feet; Thence North 0.54' West, 150.00 feet to a point on the North line of the said NE1/4 SW1/4; Thence, North 89.06' East, 793.13 feet to the point of beginning.

EXCEPT the following described tracts of land:

A certain tract of land in the South1/2 of Section 17, Township 22 South, Range 27 East; N.M.P.M., Eddy County, New Mexico, being more particularly described by metes and bounds as follows: Point of Beginning being the center quarter (sic) corner of aforesaid Section 17; Thence, North 89.22'34" East, 191.50 feet; Thence, South 0.23'00" East, 670.52 feet; Thence, South 89.06'00" West, 153.53 feet; Thence, South 0.54'00" East, 17.99 feet; Thence, South 89.06'00" West, 878.87 feet; Thence, North 0.54'00" West 27.37 feet; Thence, South 89.06'00" West, 125.00 feet; Thence, North 0.54'00" West, 515.86 feet, Thence, North 89.06'00" East, 179.10 feet; Thence, North 0.54'00" West, 150.00 feet; Thence North. 89.22'34" East, 792.86 feet to the point of beginning.

AND

Beginning at the Southeast corner of Countryside Estates Phase I; Thence South 0.54' East 95.73 feet to the true point of beginning; Thence North 89.06' East, 20.00 feet; Thence South 0.54' East, 70.00 feet; Thence South 89.06' West, 40.00 feet; Thence North 0.54' West 70.00 feet; Thence North 89.06' East 20.00 feet to the true point of beginning, the said tract being in the NE1/4 SW1/4 of Section 17, Township 22 South, Range 27 East, N.M.P.M., Eddy County, New Mexico.

SUBJECT TO reservations, restrictions, and easements of record.

TOGETHER WITH 17 1/2 acres of C.I.D. Water Rights and any other water rights of record attached to this land.