



FEE # 050206139
 OFFICIAL RECORDS
 COCHISE COUNTY
 DATE 02/24/05 HOUR 4

REQUEST OF
 PIONEER TITLE AGENCY
 CHRISTINE RHODES-RECORDER
 FEE : 11.00 PAGES : 6

When Recorded Mail To:
 Ms. Marilyn Roth, Realty Specialist
 Bureau of Land Management
 Arizona State Office
 222 North Central Ave.
 Phoenix, Arizona 85004-2203

Exempt per A.R.S. 11-1134-A.3.

AZA31966

GENERAL WARRANTY DEED

For the true and actual consideration of \$157,536.00, receipt of which is hereby acknowledged, The Nature Conservancy, a District of Columbia non-profit corporation, hereinafter called the "Grantor", of 1510 E. Lowell Road, Tucson, Arizona 85719, does hereby grant, bargain, sell and convey to the United States of America and its assigns, hereinafter called the "Grantee", pursuant to the Federal Land Policy and Management Act of October 21, 1976 (P.L. 94-579: 90 Stat. 2743; 43 U.S.C. 1701 et seq., as amended), and pursuant to a Letter of Intent dated March 6, 2003, and the Offer to Sell dated February 10, 2005, the following described property, hereinafter called the "Property", situated in the County of Cochise, State of Arizona, to wit:

T. 23 S., R. 22 E., G&SRM, Arizona,
 Section 15. See attached Exhibit "A", containing 31.165 acres, more or less.

The acquiring federal agency is the Department of the Interior, Bureau of Land Management

TO HAVE AND TO HOLD unto the UNITED STATES OF AMERICA and its assigns forever all right, title and interest in the described "Property" in fee simple interest in together with all rights, hereditaments and appurtenances, including all buildings and improvements thereon, but exclusive of any water rights.

Excepting and reserving only the following rights and interests in the above real "Property":

Parcel I:

EXCEPT all oil, gas and other minerals and except all water and water rights as reserved in Deed recorded in Docket 1599, page 528 records of Cochise County, Arizona.

Parcel II:

Easement for ingress and egress and utilities as created in Deed recorded in Document No. 0106-16636, records of Cochise County, Arizona, over the Northerly 30.00 feet of Parcel I, according to Book 3 of Surveys, page 2, and rerecorded in Book 3 of Surveys, page 23, and a survey recorded in Book 22 of Surveys, page 12, records of Cochise County, Arizona;

Parcel II: (continued)

1

AZA31966
 February 10, 2005

050206139

CERTIFICATION STAMP

STATE OF ARIZONA }
 COUNTY OF COCHISE } ss.

THE FOREGOING INSTRUMENT IS A FULL, TRUE AND
 CORRECT COPY AS APPEARS ON RECORD IN THIS OFFICE

FILE NO. 050206139

Attested JUN 10 2008 19
 CHRISTINE RHODES
 by Christine Rhodes

Parcel II: (continued)
EXCEPT the Westerly 915.00 feet thereof.

EXCEPT all oil, gas and other minerals and except all water and water rights as reserved in Deed recorded in Docket 1599, page 528 records of Cochise County, Arizona.

Subject to the following rights outstanding in third parties:

1. Reservations contained in the Patent from the United States of America, recorded in Book 50, Deeds of Real Estate, page 377, and reading as follows: There is reserved from the lands hereby granted a right of way for ditches or canals constructed by the authority of the United States. (Affects the portion of Parcel II in the West half of the Southeast quarter of Section 15.)
2. Reservations contained in the Patent from the United States of America, recorded in Book 55, Deeds of Real Estate, page 366, reading as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America. (Affects the Northwest quarter of the Southwest quarter of Section 15).
3. Reservations contained in the Patent from the United States of America, recorded in Book 55, Deeds of Real Estate, page 368, reading as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America. (Affects the Southwest quarter of the Southwest quarter of Section 15).
4. Reservations contained in the Patent from the United States of America, recorded in Book 55, Deeds of Real Estate, page 456, reading as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America. (Affects the East half of the Southwest quarter of Section 15).

5. Easements and rights incident thereto, as set forth in instrument recorded in Book 56, Miscellaneous Records, Page 145, for the purpose of Electric transmission lines.

6. Matters shown on survey recorded in Book 3 of Surveys, Pages 2, 2A and 23.

7. The right of entry to prospect for, mine and remove and store oil, gas, minerals and water and rights incident thereto in said land, as implied by the reservation of same instrument recorded in Docket 1599, Page 528.

8. The rights of the State of Arizona and/or other parties to any portion of the within property lying within the bed, or former bed, of any water course, as that term is defined under Arizona law.

9. Easements and rights incident thereto, as set forth instrument recorded in document no. 9905-14706, for the purpose of an Electric line. (Affects parcel II)

10. Restrictions and conditions contained in instrument creating easement described in Schedule "A", recorded in Document No. 0106-16636.

11. Matters shown on survey recorded in Book 22 of Surveys, Page 12.

"Grantor" covenants and warrants that it is lawfully seized and possessed of the "Property" aforesaid and has the full right, power and authority to execute this conveyance, and that said "Property", together with all and singular the rights, hereditaments and appurtenances, is conveyed free and clear of liens, claims or encumbrances, and that the "Grantor" does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the "Property" conveyed herein and quiet enjoyment thereof against the lawful claims and/or demands of all persons.

In witness whereof, the "Grantor" has executed this general warranty deed this 23RD day of FEBRUARY 2005.

Thomas P. Colgan
By:

DIRECTOR OF CONSERVATION FOR AZ.
Title:

EXHIBIT A

PARCEL I:

That portion of Parcels 1 thru 3 as shown on a Record of Land Survey recorded in Book 3, pages 2 and 2A, and rerecorded in Book 3 of Surveys, page 23, and a survey recorded in Book 22 of Surveys, page 12, records of Cochise County, Arizona, in the Southwest quarter of Section 15, Township 23 South, Range 22 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of Section 15;
thence North 89° 56' 21" East coincident with the North line of Parcel 1 a distance of 481.98 feet to the POINT OF BEGINNING;
thence continuing North 89° 56' 21" East coincident with the North line of Parcel 1 a distance of 768.32 feet to a ½ inch pin set as appoint on the North line of Parcel 1;
thence continuing North 89° 56' 21" East coincident with the North line of Parcel 1 a distance of 146.68 feet;
thence South 00° 03' 39" East a distance of 120.00 feet;
thence South 24° 13' 30" West a distance of 251.79 feet;
thence South 08° 13' 13" East a distance of 120.59 feet;
thence South 14° 50' 53" East a distance of 134.52 feet;
thence South 15° 26' 32" East a distance of 281.42 feet;
thence South 09° 06' 58" East a distance of 424.41 feet;
thence South 10° 32' 39" East a distance of 177.08 feet;
thence South 08° 25' 51" West a distance of 277.31 feet;
thence South 23° 10' 31" West a distance of 42.26 feet;
thence South 28° 47' 20" West a distance of 272.62 feet;
thence South 54° 19' 45" West a distance of 64.64 feet;
thence South 34° 09' 44" West a distance of 142.27 feet;
thence South 25° 04' 56" West a distance of 250.70 feet;
thence South 12° 56' 42" West a distance of 63.45 feet;
thence South 35° 48' 09" West a distance of 79.75 feet;
thence South 70° 12' 54" West a distance of 46.38 feet;
thence South 36° 36' 44" West a distance of 132.80 feet to a point on the South line of Parcel 3 and the South line of Section 15;
thence South 89° 55' 02" West a distance of 296.96 feet to the Southwest corner of Parcel 3;
thence North 23° 31' 20" East coincident with the Westerly line of Parcel 3 a distance of 350.28 feet;
thence North 34° 57' 50" East coincident with the Westerly line of Parcels and 3 and 2 a distance of 955.41 feet;
thence North 15° 42' 29" East coincident with the Westerly line of Parcel 2 a distance of 206.95 feet;
thence North 46° 37' 06" West coincident with the Westerly line of Parcel 2 a distance of 427.57 feet;

050206150

AZA31966
February 10, 2005

EXHIBIT A (continued)

PARCEL I:

thence North 59° 02' 22" West coincident with the Westerly line of Parcel 2 a distance of 596.42 feet;

thence North 04° 50' 57" West coincident with the Westerly line of Parcels 2 and 1 a distance of 721.91 feet;

thence North 22° 52' 43" East coincident with the Westerly line of Parcel 2 a distance of 25.00 feet to the POINT OF BEGINNING;

EXCEPT all oil, gas and other minerals and except all water and water rights as reserved in Deed recorded in Docket 1599, page 528 records of Cochise County, Arizona.

PARCEL II:

Easement for ingress and egress and utilities as created in Deed recorded in Document No. 0106-16636, records of Cochise County, Arizona, over the Northerly 30.00 feet of Parcel I, according to Book 3 of Surveys, page 2, and rerecorded in Book 3 of Surveys, page 23, and a survey recorded in Book 22 of Surveys, page 12, records of Cochise County, Arizona;

EXCEPT the Westerly 915.00 feet thereof.

EXCEPT all oil, gas and other minerals and except all water and water rights as reserved in Deed recorded in Docket 1599, page 528 records of Cochise County, Arizona.

050266130

AZA31966
February 10, 2005