H 35-034367

MAR 27 1995 4pm
97 H-2

TRACT No. A40: -008
NO AFFIDAVIT NECESSARY UNDER
ARS 42-1614 A: 3

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
GENERAL WARRANTY DEED

For the true and actual consideration of $492,000.00, receipt of which is hereby acknowledged, The Nature Conservancy, a District of Columbia non-profit corporation, hereinafter referred to as Grantor, whether one or more, does hereby grant, bargain, sell and convey to the UNITED STATES OF AMERICA, and its assigns, the following described real property situated in the County of Cochise, State of Arizona, to wit:

The Northwest quarter of SECTION 22, TOWNSHIP 23 South, RANGE 22 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

EXCEPT all oil, gas and other minerals, as more fully set forth and reserved by Deed recorded in Docket 193, page 260. And

PARCELS 4 and 5 of SECTIONS 15 and 22, TOWNSHIP 23 South, RANGE 22 East of the Gila and Salt River Base and Meridian, as per Record of Land Survey filed for record on April 7, 1982 in the Cochise County Recorder's Office in Book 3 of Maps of Survey at pages 2 and 2A and as revised November 8, 1982, in Book 3 of Maps of Survey at page 23, Cochise County, Arizona.

EXCEPT all oil, gas and other hydrocarbons and all other minerals of whatever kind or character; all salt water, brines and geothermal resources, as more fully set forth and reserved in Deed recorded in Docket 1599, page 528.

INCLUDING that well site and that pump site and EXCLUDING that tract of approximately 20.0 acres which are more specifically described in Attachment "A", by this reference made a part hereof.

ALONG WITH an easement for ingress, egress, maintenance and replacement of all utilities lines, water pipelines, ponds and associated components of the irrigation system located in, under or above the previously cited tract of approximately 20.0 acres more specifically described in Attachment "A".

The parcel of land to which the above description applies contains 184.828 acres, more or less.

AZA 29019
Title Accepted:
3-27-95

1

FEE # 950307131
OFFICIAL RECORDS
COCHISE COUNTY
DATE HOUR
3/27/95 4
REQUEST OF
FIDELITY NATIONAL TITLE
CHRISTINE RHODES-RECORDER
FEE

950307131

USSPRNCA00674

TO HAVE AND TO HOLD unto the UNITED STATES OF AMERICA and its assigns forever.

Grantor covenants and warrants that it is lawfully seized and possessed of the real property aforesaid and has the full right, power and authority to execute this conveyance, and that said real property is conveyed subject only to the matters that appear of public record, and that it will defend the title to the real property conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Dated this 17th day of March, 1995.

THE NATURE CONSERVANCY, a District of Columbia non-profit corporation

By: Dennis Donald

Title: Regional Director

Attest: Andrew S. Hernando

Title: Asst. Secretary

THE NATURE CONSERVANCY SEAL (SEAL) DISTRICT OF COLUMBIA 1951

95030713

USSPRNCA00675

CORPORATE ACKNOWLEDGMENT

STATE OF Colorado)
COUNTY OF Boulder)ss:
)

On this 17th day of March, 1995, before me personally appeared DENNIS DONALD and ANDREW S. HAWAND to me known to be the VICE-PRESIDENT and ASSISTANT SECRETARY of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

JANIS L. WHISMAN NOTARY PUBLIC STATE OF COLORADO (SEAL)

Janis L. Whisman
Notary Public in and for the
State of Colorado
Residing at Boulder, CO

My Commission Expires: 6/27/96

950307131

USSPRNCA00676

Order No. 35-034,367

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

The Northwest quarter of SECTION 22, TOWNSHIP 23 South, RANGE 22 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona;

EXCEPT that portion lying within the following described parcel:

A portion of SECTION 22, TOWNSHIP 23 South, RANGE 22 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, being more particularly a portion of PARCEL 5, and the Southeast quarter of the Northwest quarter as depicted upon a Record of Survey plat recorded in Book 3 of Maps of Surveys, page 23, thereof, in the records of Cochise County, and further described as follows:

COMMENCING at a 1/2" rebar with an aluminum cap and a tag inscribed "R.C.E. 5896" found in place monumenting the Southeasterly corner of said PARCEL 5, using for the basis of bearings, North 16 degrees 27 minutes 54 seconds West - Book 3, page 23 plat record - along the Easterly line of said PARCEL 5 between the Southeasterly corner and the Northeasterly corner thereof;
THENCE along the South line of said PARCEL 5, identical with the East-West Center Line of said SECTION 22, South 89 degrees 55 minutes 55 seconds West, measured and record, a distance of 278.32 feet to a 1/2" rebar with a plastic cap inscribed "L.S. 28737" set to monument the Southeasterly corner of the parcel herein described and POINT OF BEGINNING;
THENCE along the following courses to 1/2" rebars with a plastic cap inscribed "L.S. 28737" set to monument the perimeter of the parcel herein described;
THENCE from the POINT OF BEGINNING and continuing along the remainder of the South line of said PARCEL 5 and along a portion of the South line of the Southeast quarter of the Northwest quarter, identical with the East-West Center Line of said SECTION 22, south 89 degrees 55 minutes 55 seconds West, a distance of 1,476.36 feet;
THENCE North 17 degrees 54 minutes 21 seconds East, a distance of 741.51 feet;
THENCE North 83 degrees 15 minutes 31 seconds East, a distance of 222.91 feet;
THENCE South 82 degrees 13 minutes 57 seconds East, a distance of 1,145.96 feet to a point in the Westerly right of way line of Hereford Road;
THENCE along the Westerly right of way line of Hereford Road, South 16 degrees 27 minutes 54 seconds East, Book 3, page 23, record and basis of bearing, a distance of 32.90 feet;
THENCE North 82 degrees 13 minutes 57 seconds West, a distance of 292.80 feet;
THENCE South 16 degrees 27 minutes 54 seconds East, a distance of 608.08 feet to the POINT OF BEGINNING; and

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EXCEPT all oil, gas and other minerals, as more fully set forth and reserved by Deed recorded in Docket 193, page 260.

PARCEL 2

PARCELS 4 and 5 of SECTIONS 15 and 22, TOWNSHIP 23 South, RANGE 22 East of the Gila and Salt River Base and Meridian, as per Record of Land Survey filed for record on April 7, 1982 in the Cochise County Recorder's Office in Book 3 of Maps of Survey at pages 2 and 2A and as revised November 8, 1982, in Book 3 of Maps of Survey at page 23, Cochise County, Arizona;

EXCEPT that portion lying within the following described parcel:

A portion of SECTION 22, TOWNSHIP 23 South, RANGE 22 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, being more particularly a portion of PARCEL 5, and the Southeast quarter of the Northwest quarter as depicted upon a Record of Survey plat recorded in Book 3 of Maps of Surveys, page 23, thereof, in the records of Cochise County, and further described as follows:

COMMENCING at a 1/2" rebar with an aluminum cap and a tag inscribed "R.C.E. 5896" found in place monumenting the Southeasterly corner of said PARCEL 5, using for the basis of bearings, North 16 degrees 27 minutes 54 seconds West - Book 3, page 23 plat record - along the Easterly line of said PARCEL 5 between the Southeasterly corner and the Northeasterly corner thereof;
THENCE along the South line of said PARCEL 5, identical with the East-West Center Line of said SECTION 22, South 89 degrees 55 minutes 55 seconds West, measured and record, a distance of 278.32 feet to a 1/2" rebar with a plastic cap inscribed "L.S. 28737" set to monument the Southeasterly corner of the parcel herein described and POINT OF BEGINNING;
THENCE along the following courses to 1/2" rebars with a plastic cap inscribed "L.S. 28737" set to monument the perimeter of the parcel herein described;
THENCE from the POINT OF BEGINNING and continuing along the remainder of the South line of said PARCEL 5 and along a portion of the South line of the Southeast quarter of the Northwest quarter, identical with the East-West Center Line of said SECTION 22, south 89 degrees 55 minutes 55 seconds West, a distance of 1,476.36 feet;
THENCE North 17 degrees 54 minutes 21 seconds East, a distance of 741.51 feet;
THENCE North 83 degrees 15 minutes 31 seconds East, a distance of 222.91 feet;
THENCE South 82 degrees 13 minutes 57 seconds East, a distance of 1,145.96 feet to a point in the Westerly right of way line of Hereford Road;
THENCE along the Westerly right of way line of Hereford Road, South 16 degrees 27 minutes 54 seconds East, Book 3, page 23, record and basis of bearing, a distance of 32.90 feet;
THENCE North 82 degrees 13 minutes 57 seconds West, a distance of 292.80 feet;
THENCE South 16 degrees 27 minutes 54 seconds East, a

distance of 608.08 feet to the POINT OF BEGINNING; and South 16 degrees 27 minutes 54 seconds East; and

EXCEPT all oil, gas and other hydrocarbons and all other minerals of whatever kind or character; all salt water, brines and geothermal resources, as more fully set forth and reserved in Deed recorded in Docket 1599, page 528.

PARCEL 3 (Well Site)

A portion of the Southeast quarter of the Northwest quarter of SECTION 22, 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 a 1/2" rebar with an aluminum cap and tag inscribed "R.C.E. 5896" found in place monumenting the Southwesterly corner of said PARCEL 5;
THENCE North 46 degrees 16 minutes 24 seconds West, a distance of 394.38 feet to a 1/2" rebar with a plastic cap inscribed "L.S. 28737" set to monument the Southeasterly corner of the well site and POINT OF BEGINNING;
THENCE along the following courses to 1/2" rebars with plastic caps inscribed "L.S. 28737" set to monument the perimeter thereof;
THENCE from the POINT OF BEGINNING, South 89 degrees 55 minutes 55 seconds West, a distance of 30.00 feet;
THENCE North 00 degrees 04 minutes 05 seconds West, a distance of 30.00 feet;
THENCE North 89 degrees 55 minutes 55 seconds East, a distance of 30.00 feet;
THENCE South 00 degrees 04 minutes 05 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING;

EXCEPT all oil, gas and other minerals, as more fully set forth and reserved by Deed recorded in Docket 193, page 260.

PARCEL 4 (Pump Site)

A portion of PARCEL 5, of SECTIONS 15 and 22, TOWNSHIP 23 South, RANGE 22 East of the Gila and Salt River Base and Meridian, as per Record of Land Survey filed for record on April 7, 1982 in the Cochise County Recorder's Office in Book 3 of Maps of Survey, pages 2 and 2A, and as revised November 8, 1982, in Book 3 of Maps of Surveys, page 23, and the Southeast quarter of the Northwest quarter of SECTION 22, 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 a 1/2" rebar with an aluminum cap and tag inscribed "R.C.E. 5896" found in place monumenting the Southwesterly corner of said PARCEL 5;
THENCE North 06 degrees 34 minutes 36 seconds West, a distance of 147.08 feet to a 1/2" rebar with a plastic cap inscribed "L.S. 28737" set to monument the Southwesterly corner of the pump site and POINT OF BEGINNING;
THENCE along the following courses to 1/2" rebars with

plastic caps inscribed "L.S. 28737" set to monument the perimeter thereof;

THENCE from the POINT OF BEGINNING, North 00 degrees 04 minutes 05 seconds West, a distance of 30.00 feet;

THENCE North 89 degrees 55 minutes 55 seconds East, a distance of 30.00 feet;

THENCE South 00 degrees 04 minutes 05 seconds East, a distance of 30.00 feet;

THENCE South 89 degrees 55 minutes 55 seconds West, a distance of 30.00 feet to the POINT OF BEGINNING;

EXCEPT all oil, gas and other minerals, as more fully set forth and reserved by Deed recorded in Docket 193, page 260 (as to that portion lying within the Northwest quarter); and

EXCEPT all oil, gas and other hydrocarbons and all other minerals of whatever kind or character; all salt water, brines and geothermal resources, as more fully set forth and reserved in Deed recorded in Docket 1599, page 528 (as to that portion lying within Parcel 5).