

SPECIAL WARRANTY DEED

MICHAEL REYNOLDS, a married person, dealing with his sole and separate property, grants to **GREATER WORLD, Inc.**, whose address is P.O. Box 832, El Prado, NM 87529 the following described real estate in Taos County, New Mexico:

The Greater World Subdivision Common Lands, a tract of land, the perimeter legal description of which is attached hereto as Exhibit 1, map of which is attached as Exhibit 2 and is incorporated herein by reference.

LESS AND EXCEPT:

24 lots in Phase I

1. The following lots previously sold in Phase I, the Plat of which is filed in Taos County Records Cabinet F, Page 6-A, dated 8 March 1999 amended July 26, 1999, 3 November 1999, 6 April 2001, 6 November 2001, 7 July 2006, 27 February 2007, 13 January 2009 and 5 July 2012:
Lots 1-8, 10-20, 23 and 24;
2. The remaining unsold lots in Phase I, which were conveyed by Michael Reynolds to Michael Reynolds, recorded individually in Taos County in Book 968, Pages 897-899, 906-907; and Book 1026, Pages 172-177:
Lots 9, 21 and 22

56 lots in Phase II

3. The following lots previously sold in Phase II, the Plats of which are filed in Taos County Records Cabinet D Page 162A, dated 14 July 2000, Cabinet E Page 22B, dated 14 February 2002, Cabinet E Page 85B, dated 8 October 2001 amended 4 December 2002, 18 December 2003, 27 January 2005, 11 April 2005 and 22 February 2006, Cabinet E Page 154B, dated 28 July 2008, Cabinet E Page 105B, dated 22 Jun 2006, Cabinet E Page 165A, dated 30 April 2009, Cabinet E Page 143B, dated 4 February 2008, Cabinet F Page 10B, dated 15 Nov 2012, and Cabinet F Page 87A, dated 28 August 2018, Cabinet F Page 109-B, dated 29 January 2020:
Lots 1-32, 35-44, 49 and 56;

4. The following unsold lots in Phase II, which were conveyed by Michael Reynolds to Michael Reynolds, recorded individually in Taos County in Book 647 Pages 441-444, Book 1026 Pages 178-180 and Book 1052, Pages 216 - 218
Lots 33, 34 and 53;
5. The remaining unsold lots in Phase II, which are to be conveyed by Michael Reynolds:
Lots 45, 46, 47, 48 and 50, 51, 52 and 54 and 55;

27 lots in Phase III

6. The following lots previously sold in Phase III, the Plats of which are filed in Taos County Records Cabinet E Page 24B dated 22 August 2002, Cabinet F Page 46B dated 19 November 2015, Cabinet F Page 38A dated 16 Mar 2015, Cabinet E Page 120B, dated 6 December 2006, Cabinet E Page 182A dated 17 May 2010 and Cabinet F Page 82B, dated 29 May 2018:
Lots 1-13, 16, 19, A-1A and A-2A;
7. The following unsold lots in Phase III, which were conveyed by Michael Reynolds to Michael Reynolds, recorded individually in Taos County in Book 716 Pages 952-955, Book 966 Pages 839-842, Book 968 Pages 887-890, Book 817 Pages 512-516, Book 877 Pages 208-211, Book 1054 Pages 181 - 186:
EVE Tract 1 Adjusted, Lots A-1B, A-3, A-4, A-5, 17-18;
8. The remaining unsold lots in Phase III, which are to be conveyed by Michael Reynolds:
Lots A6, A7 and A8;

23 lots in Phase IV

9. The following lots previously sold in Phase IV, the Plats of which are filed in Taos County Records Cabinet F Page 46B dated 19 November 2015, Cabinet E Page 70B dated 22 August 2005, Cabinet E Page 24B dated 22 August 2002 and Cabinet F Page 108B, dated 24 Dec 2019:
Lots 2, 4-5, 16-18 and 20;

10. The following unsold lots in Phase IV, which were conveyed by Michael Reynolds to Michael Reynolds, recorded individually in Taos County in Book 896 Pages 561-563, Book 1026 Pages 169-171 and 184-189, Book 1038 Pages 205-207, Book 1048 Pages 855-857, Book 1061 Pages 436-438 and Book 1075 Pages 501-503:
Lots 1, 3, 6-7, 19 and 21-23;
11. The remaining unsold lots in Phase IV, which are to be conveyed by Michael Reynolds:
Lots 8, 9, 10, 11, 12, 13, 14 and 15;
12. The 3 acres surrounding the well, which are to be surveyed and conveyed by Michael Reynolds by October 31, 2025, allowing the declarant, in the meantime, to further develop the facilities and area.

An inventory of the sold and unsold lots referenced in paragraphs one (1) through eleven (11) hereof and the acreage of each is attached hereto as Exhibits 3 and 4.

INCLUSIVE OF:

13. The un-built portions of the following roads within the subdivision: Lava Lane, Lone Tree Lane, Dam View Road, Bottom Road, North Lemuria, South Lemuria, Gorge View and Star Lane, which the developer, Michael Reynolds, is responsible for completing;
14. The unfinished cisterns which the developer, Michael Reynolds, is responsible for completing; and
15. The roadways that have been completed in-part or in their entirety in accordance with the decisions of the Taos County Commissioners in approving the plats for the land within which each of the four approved Plats of the Greater World Subdivision, which roadways are: Earthship Way, Humane Lane, completed portion of Bottom Road, Shell Lane, completed portion of Star Lane, Happy Trail, completed portion of Gorge View, completed portion of North Lemuria, completed portion of South Lemuria, completed portion of Lava Lane;

The Common Lands conveyed herein comprise an approximate total acreage of 379.202+/- acres, including the area of the roadways conveyed herein.

With Special Warranty Covenants

SUBJECT TO:

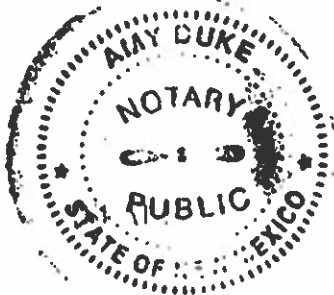
1. The recorded documents establishing the Greater World Subdivision Homeowner's Association, which documents set forth the association's responsibility with regard to maintenance and payment of taxes and insurance on the Common Lands and the roadways conveyed herein;
2. Reservations, restrictions and easements as set forth in the U.S. Patents recorded in Book M-27, Page 342, A-27, Page 350, and A-50, Page 426, Records of Taos County, New Mexico with warranty covenants.
3. The Conditions of Approval listed in the Decision of Commission by Taos County Commissioners regarding Phase I, Phase II, Phase III and Phase IV of the Greater World Subdivision.

WITNESS my hand and seal this 22nd day of February 2021.


 MICHAEL REYNOLDS

STATE OF NEW MEXICO)
) ss.
 COUNTY OF TAOS)

This instrument was acknowledged before me on February 22, 2021, by MICHAEL REYNOLDS.




 Notary Public

My commission expires: August 13, 2021

EXHIBIT 1

Supplement to: R088 Plat no. L2692-1-2
Plat title: Reynolds
Plat date: 12/6/93

PROPERTY DESCRIPTION

Tract "II"

A certain tract of land in Cerros de Taos, Taos County, New Mexico; described as part of Sections 3, 10 and 15, Township 26 North, Range 11 East, NMPM; and more particularly described by metes and bounds as follows;

BEGINNING at the NW corner of this tract, a 1/2 in. rebar set on the easterly right-of-way of US Highway 64, from whence triangulation station "Taos", a USCGS brass cap monument found, bears; S 84° 00' 06" W, 13,757.6 ft. distant, thence leaving said right-of-way;

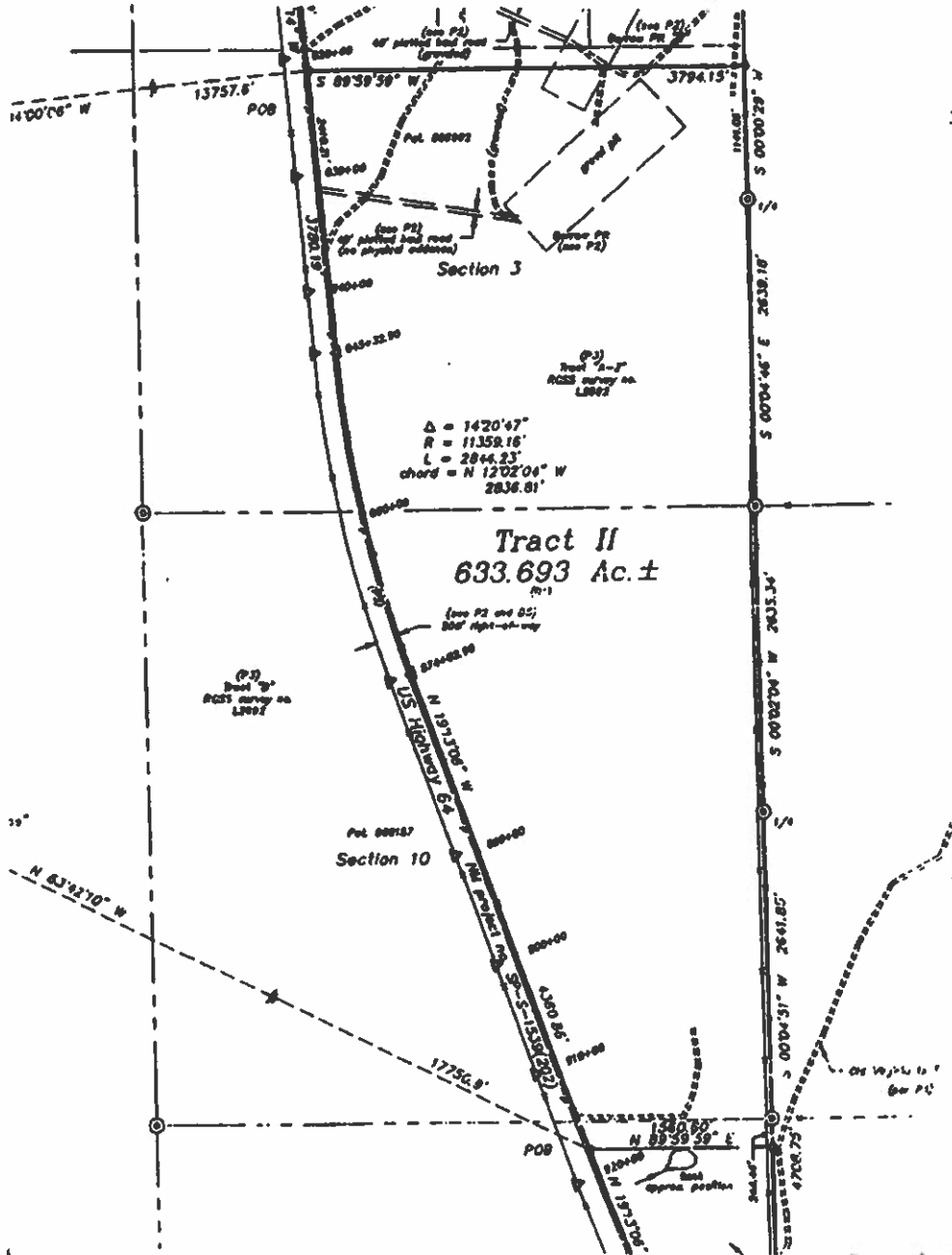
N 89° 59' 59" E, 3794.15 ft. to the NE corner, a 1/2 in. rebar set, thence;
S 00° 00' 29" W, 1141.06 ft. to the 1/4 corner common to Sections 2 and 3, T26N, R11E, NMPM, a 1918 USGLO brass cap monument found, thence;
S 00° 04' 46" E, 2639.18 ft. to the corner common to Sections 2, 3, 10 and 11, T26N, R11E, NMPM, a 1918 USGLO brass cap monument found, thence;
S 00° 02' 04" W, 2635.34 ft. to the 1/4 corner common to Sections 10 and 11, T26N, R11E, NMPM, a 1918 USGLO brass cap monument found, thence;
S 00° 04' 51" W, 2641.85 ft. to the corner common to Sections 10, 11, 14 and 15, T26N, R11E, NMPM, a 1918 USGLO brass cap monument found, thence;
S 00° 02' 55" W, 244.44 ft. to the SE corner, a 1/2 in. rebar set, thence;
S 89° 59' 59" W, 1560.60 ft. to the SW corner, a 1/2 in. rebar set on the easterly right-of-way of US Highway 64, thence along said right-of-way;
N 19° 13' 06" W, 4360.86 ft. to Sta. 874+02.90, a NMSHC steel rail right-of-way monument found, thence;
An arc distance of 2844.23 ft. along a 11,359.16 ft. radius curve to the right, through a 14° 20' 47" central angle, the chord of which bears; N 12° 02' 04" W, 2036.81 ft. to Sta. 845+32.90, a NMSHC steel rail right-of-way monument found, thence;
N 04° 51' 14" W, 2418.21 ft. to the POINT AND PLACE OF BEGINNING.

This tract contains 633.693 acres, more or less; all as shown on a survey plat entitled "Reynolds", R088 survey no. L2692-1-2, by James D. Crowl, NMLS no. 5213, dated 12/6/93.

James D. Crowl, Surveyor NMLS 5213 Date: December 7, 1993

Rio Grande Surveying Service
Box 6351, Taos, New Mexico 87571
(505) 758-2901

EXHIBIT 2



Greater World Community Lots and Acreages (acresages estimated for sketched-in unsurveyed lots)
 (as of 15 September 2020)

PHASE I	PHASE B	PHASE III	PHASE IV	Total Lot Acreages by Phase	Total Surveyed Acreage (Current Easement)	Community Land (Current less total of private lots)																																																																																																																																																																																																																																																				
<table border="1"> <tr><th>Lot No.</th><th>Acreage</th></tr> <tr><td>1</td><td>0.985</td></tr> <tr><td>2</td><td>0.950</td></tr> <tr><td>3</td><td>0.935</td></tr> <tr><td>4</td><td>0.974</td></tr> <tr><td>5</td><td>1.287</td></tr> <tr><td>6</td><td>0.701</td></tr> <tr><td>7</td><td>0.664</td></tr> <tr><td>8</td><td>0.750</td></tr> <tr><td>9</td><td>0.983</td></tr> <tr><td>10</td><td>1.500</td></tr> <tr><td>11</td><td>0.601</td></tr> <tr><td>12</td><td>0.818</td></tr> <tr><td>13</td><td>0.750</td></tr> <tr><td>14</td><td>0.750</td></tr> <tr><td>15</td><td>0.750</td></tr> <tr><td>16</td><td>0.750</td></tr> <tr><td>17</td><td>0.750</td></tr> <tr><td>18</td><td>1.000</td></tr> <tr><td>19</td><td>1.500</td></tr> <tr><td>20</td><td>0.950</td></tr> <tr><td>21</td><td>0.950</td></tr> <tr><td>22</td><td>0.950</td></tr> <tr><td>23</td><td>0.950</td></tr> <tr><td>24</td><td>0.950</td></tr> </table>	Lot No.	Acreage	1	0.985	2	0.950	3	0.935	4	0.974	5	1.287	6	0.701	7	0.664	8	0.750	9	0.983	10	1.500	11	0.601	12	0.818	13	0.750	14	0.750	15	0.750	16	0.750	17	0.750	18	1.000	19	1.500	20	0.950	21	0.950	22	0.950	23	0.950	24	0.950	<table border="1"> <tr><th>Lot No.</th><th>Acreage</th></tr> <tr><td>20</td><td>1.070</td></tr> <tr><td>30</td><td>2.173</td></tr> <tr><td>31</td><td>1.912</td></tr> <tr><td>32</td><td>3.000</td></tr> <tr><td>33</td><td>3.000</td></tr> <tr><td>34</td><td>3.000</td></tr> <tr><td>35</td><td>2.321</td></tr> <tr><td>36</td><td>3.000</td></tr> <tr><td>37</td><td>3.000</td></tr> <tr><td>38</td><td>3.000</td></tr> <tr><td>39</td><td>3.000</td></tr> <tr><td>40</td><td>3.000</td></tr> <tr><td>41</td><td>3.000</td></tr> <tr><td>42</td><td>2.000</td></tr> <tr><td>43</td><td>1.851</td></tr> <tr><td>44</td><td>1.500</td></tr> <tr><td>45</td><td>1.500</td></tr> <tr><td>46</td><td>1.500</td></tr> <tr><td>47</td><td>2.527</td></tr> <tr><td>48</td><td>2.185</td></tr> <tr><td>49</td><td>2.509</td></tr> <tr><td>50</td><td>2.185</td></tr> <tr><td>51</td><td>1.726</td></tr> <tr><td>52</td><td>1.727</td></tr> <tr><td>53</td><td>3.000</td></tr> <tr><td>54</td><td>3.000</td></tr> <tr><td>55</td><td>3.000</td></tr> <tr><td>56</td><td>3.000</td></tr> </table>	Lot No.	Acreage	20	1.070	30	2.173	31	1.912	32	3.000	33	3.000	34	3.000	35	2.321	36	3.000	37	3.000	38	3.000	39	3.000	40	3.000	41	3.000	42	2.000	43	1.851	44	1.500	45	1.500	46	1.500	47	2.527	48	2.185	49	2.509	50	2.185	51	1.726	52	1.727	53	3.000	54	3.000	55	3.000	56	3.000	<table border="1"> <tr><th>Lot No.</th><th>Acreage</th></tr> <tr><td>1</td><td>1.485</td></tr> <tr><td>2</td><td>1.341</td></tr> <tr><td>3</td><td>1.784</td></tr> <tr><td>4</td><td>1.764</td></tr> <tr><td>5</td><td>1.810</td></tr> <tr><td>6</td><td>1.500</td></tr> <tr><td>7</td><td>1.800</td></tr> <tr><td>8</td><td>1.578</td></tr> <tr><td>9</td><td>1.581</td></tr> <tr><td>10</td><td>1.580</td></tr> <tr><td>11</td><td>1.501</td></tr> 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<tr><th>Phase</th><th>Area</th><th>Excluded</th></tr> <tr><td>Phase I</td><td>20.415</td><td>24</td></tr> <tr><td>Phase II</td><td>116.517</td><td>56</td></tr> <tr><td>Phase III</td><td>52.216</td><td>27</td></tr> <tr><td>Phase IV</td><td>62.344</td><td>23</td></tr> <tr><td>Grand Total</td><td>251.492</td><td>130</td></tr> </table>	Phase	Area	Excluded	Phase I	20.415	24	Phase II	116.517	56	Phase III	52.216	27	Phase IV	62.344	23	Grand Total	251.492	130	<table border="1"> <tr><th>Tract</th><th>Acreage</th><th>Excluded</th></tr> <tr><td>Tract I</td><td>633.603</td><td>27</td></tr> <tr><td>Tract II</td><td>633.603</td><td>27</td></tr> <tr><td>Grand Total</td><td>1267.206</td><td>54</td></tr> </table>	Tract	Acreage	Excluded	Tract I	633.603	27	Tract II	633.603	27	Grand Total	1267.206	54	<p>Community Land (Current less total of private lots)</p> <p>1267.206</p>
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Phase I	20.415	24																																																																																																																																																																																																																																																								
Phase II	116.517	56																																																																																																																																																																																																																																																								
Phase III	52.216	27																																																																																																																																																																																																																																																								
Phase IV	62.344	23																																																																																																																																																																																																																																																								
Grand Total	251.492	130																																																																																																																																																																																																																																																								
Tract	Acreage	Excluded																																																																																																																																																																																																																																																								
Tract I	633.603	27																																																																																																																																																																																																																																																								
Tract II	633.603	27																																																																																																																																																																																																																																																								
Grand Total	1267.206	54																																																																																																																																																																																																																																																								

Lot 16 is surveyed and conveyed to Michael Reynolds as Reynolds after the full lot of the Community Tract to the Community.
 Lot conveyed and with survey plans as of February 15, 2021
 Lot conveyed and with survey plans and well owned by Michael Reynolds
 Lot 16 numbered does not exist

