

SPECIAL WARRANTY DEED

MICHAEL REYNOLDS, a married person, as his sole and separate property, for consideration paid, grants to **THE GREATER WORLD HOMEOWNER'S ASSOCIATION**, whose address is P.O. Box 1041, Taos, NM 87571, 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 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, 10-19 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 891-902 and 906-907:
Lots 9 and 20-23

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 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 June 2006, Cabinet E Page 165A, dated 30 April 2009, Cabinet E Page 143B, dated 4 February 2008, Cabinet F Page 10B, dated 22 June 2006, and Cabinet F Page 87A, dated 28 August 2018:
Lots 1-7, 8, 8A, 9-10, 11-32, 35-44 and 49;

4. The following unsold lot in Phase II, which was conveyed by Michael Reynolds to Michael Reynolds, recorded individually in Taos County in Book 683, Pages 31-34: Lot 34;
5. The remaining unsold lots in Phase II, which are to be conveyed by Michael Reynolds:
Lots 33, 45-48 and 50-56

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 E Page 182A dated 17 May 2010:
Lots 1-12, 16, 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 909 Pages 670-675, Book 979 Pages 850-852, Book 817 Pages 512-516, and Book 877 Pages 208-215:
Lots A-1B, A-3, A-4, EVE Tr 1, Lots 13 and 17-19;
8. The remaining unsold lots in Phase III, which are to be conveyed by Michael Reynolds:
Lots A-5, A-6, A-7 & 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 and Cabinet E Page 24B dated 22 August 2002:
Lots 2, 4-5, and 16-18;

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 and Book 920 Pages 157-165:
Lots 1, 3 and 6-7;

11. The remaining unsold lots in Phase IV, which are to be conveyed by Michael Reynolds:
Lots 8-15, and 19-23;

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 Exhibit 2.

12. Less and except the un-built portions of the following roads within the subdivision:
Lava Lane, Dam View Road, Bottom Road, Gorge View and Star Lane;

13. Less and except the three (3) acre lot presently un-surveyed and shown on Exhibit 3 attached hereto, as the site for the future recreational facility and community greenhouse.

INCLUSIVE OF:

1. The roadways that have been completed 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, Which Way **HUMANE LANE**, completed portion of Bottom Road, Shell Lane, completed portion of Star Lane, Happy Trail, Gorge View, North Lemuria, Lone Tree Lane, completed portion of Lava Lane;

The Common Lands conveyed herein comprise an approximate total acreage of 369 acres, not including the area of the roadways conveyed herein.

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.

WITNESS my hand and seal this _____ day of February 2019.

MICHAEL REYNOLDS

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

This instrument was acknowledged before me on February _____, 2019, by **MICHAEL REYNOLDS**.

Notary Public

{SEAL}
My commission expires:
