

FIFTH JUDICIAL DISTRICT
COUNTY OF CHAVES
STATE OF NEW MEXICO

Nos. 20294 and 22600
Consolidated

STATE OF NEW MEXICO, *ex rel.*
STATE ENGINEER
and PECOS VALLEY ARTESIAN
CONSERVANCY DISTRICT,

Plaintiffs,

v.

L.T. LEWIS, *et al.*, and
THE UNITED STATES OF AMERICA

Defendants.

Hon. James J. Wechsler
Judge *Pro Tempore*

Pecos River Stream System
Cow Creek Section

Case No. D-504-WS-19000001

CLAIM TO SURFACE WATER RIGHT

The claimant(s) listed below submit(s) this Claim to Surface Water Right for a water right that was not depicted or described in the 2015 Cow Creek Watershed Hydrographic Survey.

1. Claimant(s) name(s) and contact information:

Claimant 1

Tracy Schutz
First and last name

PO Box 557
Mailing address

Rowe, NM 87562
Mailing address continued

newmexico19@gmail.com
Email address

505-690-9441
Phone number

Claimant 2

Fernando Roybal
First and last name

PO Box 557
Mailing address

Rowe, NM 87562
Mailing address continued

f3nandoroybal@gmail.com
Email address

505-470-4790
Phone number

2. Priority date : 10/10/02
3. Source of water: Cow Creek
4. Amount of water: 2 acres-feet
5. Purpose of use: farming
6. Period of use: Summer months
7. Place of use (including 2015 Cow Creek Watershed Hydrographic Survey map sheet(s) where claimed water right is located): San Juan
8. Place or point of diversion (ditch): Along Pecos River
9. Number of irrigated acres (if purpose of use is irrigation): 2 acres

Attach a copy of the deed or other proof of ownership of the land where the water is being used.

Nancy Schultz
Claimant 1 signature

6-18-25
Date

Fernando Paykel
Claimant 2 signature

6-18-25
Date

Done 3-23-90
 Folder 96
 Already done NC 1-27-97
 NC 12-4-98

NEW MEXICO UNIFORM PROPERTY RECORD CARD

(30)

RESIDENTIAL

533540 260-468 (35002)

Code No. 1-079-090-705-517 School Dist 21-04 Card No. of

Gonzales Gomecindo & Eumelia
 Gen Del
 San Jose, NM

Legal Description
 DB-214 Pg 145
 148

Name	New Owner	Date	Bk.	Pg.	Consideration
Jose Aurelio Gonzales	3-1-93 ee	1-21-98	233	1530	
San Jose, N.M.	87.565				

783441 Burn St.
 Flagstaff, Ar. 86001
 P.O. Box 51
 SAN JUAN, N.M. 87565

Marginal
 land

Ass.
 1973

Sec-30
 T14R14

PROPERTY INFORMATION

TOPO	STREET
Level	Asphalt
High	Concrete
Low	Semi Impro.
Rolling	Dirt
ZONING	Curb
Res.	Sidewalk
Apart.	IMPRO.
Comm.	Gas
Light Inds.	Water
	Sewer
	Elect.

NOTES

Correct acreage by deed.
 measure 230 yards x 150 yards

LAND VALUE COMPUTATIONS AND SUMMARY

Classified	FRONTAGE (ACRES)	DEPTH	UNIT VAL	CORP	TEI R	MV	AMOUNT
total	8.34AC						
Tillable	1		750			750	
Minor	6.34		30			317	317
Homesite	7		500			500	500
Tillable Land							
Tillable Land	1		115				115
Pasture							
Woodland							
Waste Land							
						1567	932

APARTMENT RENT CAPITALIZATION

Flat Expense Items	Gross Annual Income
Land	
Vacancy	Less. Oper. Exp.
Utilities	Net Income
Janitor	Cap. Rate
Management	Cap. Val.
Total Oper. Exp.	

RESIDENTIAL GROSS RENT MULTIPLIER

Sales Price ÷ Rent = GRM.
Use GRM For Area Only
Rent _____ Sales Price _____
Rent _____
x GRM _____
Value _____
Value = House _____ = Ratio _____
Land _____

ASSESSMENT SUMMARY

Land Value	Improvements	Total

The Deery Company, Stationers, Santa Fe, N. M. - 11420

POR
Lucio Chavez

EN FAVOR DE
Epimeno Chavez et ux

Estado de Nuevo Mexico, }
Condado de San Miguel, } ss.
Protocolada para el registro a las 10:30
A. M., hoy 11th de Oct. de 1944
y registrada en el libro 138 Registro de Terrenos, Pagina 489
del Condado de San Miguel.
Luis Encinas
Registrador.
Por F. Gonzales Diputado.

Escritura Garantizada

Esta Escritura, hecha el día 8 de Setiembre en el año de nuestro

Señor mil novecientos cuarenta y cuatro entre Monica S. Chavez y Epimeno Chavez, y Lucio Chavez
Presidente de la Comision de la Merced de San Miguel del Bado

parte de la segunda parte, testifica, que la dicha parte de la primera parte, por y en consideración de la suma de
un pesos, dinero de los Estados Unidos de América a: El pagados en mano
por dicha parte de la segunda parte, el recibo de la cual es por esta reconocido ha vendido, concedido, y contratado, traspasado, enajenado,
entregado y confirmado; y por estas presentes concede, contrata, vende, enajena, traspasa y confirma a la dicha parte de la segunda parte,
y a sus asignados para siempre, toda

aquella porcion de terreno locado en San Juan Nuevo Mexico más o
menos descrita como sigue a saber
Mide 230 Yards de Sur a Norte Y de oriente a Poniente Mide 150 Yds
Y son sus Linderos Por el Norte terreno de W. S. Wilson Y por el Sur
con la Asequia y Por el Oriente con La Morada y Por el Poniente con
Terreno de la Merced Medido Por la Comision de La Merced de San Miguel
del Bado

JUNTAMENTE con todos y cada uno de los derechos, privilegios, y pertenencias que la misma corresponden, o de algún modo pertenezcan,
y la reversión y reversiones, lo restante y restantes rentas, resultados y ganancias
de la misma; y también todo estado, derecho, título, interés, propiedad, posesión, reclamo y demanda cualquiera, tanto en ley como en equidad,
de la dicha parte de la primera parte, de, en o las dichas premisas; y toda parte y porción de las mismas, con las pertenencias para haber y
tener, toda y cada una de las dichas premisas, junto con las pertenencias; a la dicha parte de la segunda parte y a sus herederos y asignados
para siempre. Y la dicha parte de la primera parte y sus herederos dejarán las dichas premisas, en la quieta y pacífica posesión de la dicha
parte de la segunda parte y asignados contra la dicha parte de la primera parte y sus herederos y contra toda persona o personas, reclamando
legalmente o para reclamar las mismas, la asegurarán y están presentes. defenderán para siempre.

EN TESTIMONIO de lo cual la dicha parte de la primera parte pone su mano y sello el día y año arriba referidos.
Firmado, Sellado y Entregado en presencia de: Lusio x Chavez (Sello)
Alfredo Tapia mark (Sello)
(Sello)
(Sello)

Estado de Nuevo Mexico, }
Condado de San Miguel, } ss.
Hoy día 14 de Septiembre de mil

novecientos Cuarenta y cuatro ante mí el abajo firmado, personalmente se compareció Lusio Chavez de
Soban, N. Mex. conocido como repartidor de solares de la Merced de San Miguel del Bado
a mí bien y personalmente conocido a ser la misma persona cuyo nombre está escrito en la antecedente escritura y
documento de traspaso, y reconoció que firmo o sello y ejecuto lo mismo voluntariamente y por los fines en él expresados y la dicha
siendo por mí puesto en conocimiento del contenido
del mismo traspaso confeso en una examinación separada e independiente de su marido, que lo había ejecutado voluntariamente y sin
compulsión o influencia ilícita de su marido.

(Sello) Charles Madrid
Notary Public

Mi comision expira Aug. 13, 1945.

WARRANTY DEED

2076

1919

Eugenio Chavez, for consideration paid
Grant to D. Guadalupe Jimenez and Thelma C. Jimenez his wife

The following described real estate in San Miguel County, New Mexico

Un solar y casa en San Juan N. M. que mide...
de San a Norte y de Oriente a Poniente...
y con sus Medios que el Norte...
y por el Sur... y por el Oriente...
y por el Poniente...
is (containing) de la Variedad de San Miguel...

with warranty covenants.

WITNESS my hand and seal this 1st day of February 1919
(Seal) (Seal)
(Seal) (Seal)

STATE OF NEW MEXICO }
COUNTY OF San Miguel }

On this 1st day of February, 1919, before me personally
appeared...

To me known to be the person described in and who executed the foregoing
instrument and acknowledged that executed the same as his free act
and deed.

WITNESS my hand and official seal the day and year last above written.
My commission expires... 19...

STATE OF NEW MEXICO }
COUNTY OF San Miguel }

I hereby certify that this instrument was filed for record on the
day of February, A.D., 1919, at 3:00 o'clock P.M., and was
duly recorded in Book 111 Page 111, of Warranty Deeds Records, on the
day of February, A.D., 1919.

WITNESS my hand and seal of office.
County Clerk By Deputy.

148

AGREEMENT

Alfredo Flores and Guadalupe Flores his wife, for and in consideration paid,
grant to Gumercindo Gonzalez and Juvelia C. Gonzalez, his wife
the following described real estate in San Miguel County, New Mexico

The following tract of land:
Measures ninety (90) varas from North to South and seventy-five (75) varas
in width from east to west; same is bounded as follows: on the north by San
Miguel del Bado Grant; on the south by the Pecos River; on the east by the
property of Stitt, Jiron and on the west by the Pecos River; together with
half of the feeing from the ditch to the river which is composed of wire
and posts; also all water rights.

2083

with warranty to have and to hold unto the said Gumercindo Gonzalez and Juvelia C. Gonzalez
with warranty to have and to hold unto the said Gumercindo Gonzalez and Juvelia C. Gonzalez
this 24th day of February, 1967

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF NEW MEXICO
COUNTY OF San Miguel

On this 24th day of February, 1967, before me personally
appeared Alfredo Flores and Guadalupe Flores, his wife

to me known to be the person or persons described in and who executed the foregoing
instrument and acknowledged that they executed the same as their free act
and deed.

WITNESS my hand and official seal, the day and year last above written.

My commission expires December 31, 1966, I. V. Lucero
County Clerk, San Miguel County, New Mexico

STATE OF NEW MEXICO
COUNTY OF San Miguel

I hereby certify that this instrument was filed for record on the
day of February, A.D., 1967 at 10 o'clock A.M., and was duly
recorded in Book 5772 Page 144 of Warranty Deeds Records, on the
day of February, A.D., 1967.

WITNESS my hand and seal of office.

County Clerk By _____ Deputy

WARRANTY DEED

0000460

Gomecindo Gonzales and Eumelia Gonzales His wife
to Jose Aurelio Gonzales
whose address is P.O. Box 45 San Jose, N.M. 87565

the following described real estate in San Miguel County, New Mexico:

UN SOLAR Y CASA EN SAN JUAN, N.M. que mide 230
YARDAS de SUR A NORTE, y de ORIENTE A Poniente mide
150 YARDAS, y son sus linderos por el NORTE,
TERRENO de W.S. Wilson, y por el SUR con
LA Asequia, y por el ORIENTE con LA Morada
y por el Poniente, con TERRENO de LA Merced
Medido por LA COMMISSION de LA Merced de
SAN Miguel Del Bado

with warranty covenants.

WITNESS my hand and seal this 29th day of January 19 92

Gomecindo Gonzales (Seal) Gomecindo Gonzales (Seal)

Eumelia Gonzales (Seal) Eumelia Gonzales (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF San Miguel ss.

The foregoing instrument was acknowledged before me this 29th day of January 19 92
by Gomecindo Gonzales and Eumelia Gonzales
(Name of Person or Persons Acknowledging)

My commission expires: March 31, 1995
(Seal)

Maria Teresa Garcia
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF _____ ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____
by _____
(Name of Officer)

_____ of _____
(Title of Officer) (Name of Corporation Acknowledging)
a _____ corporation, on behalf of said corporation.
(State of Incorporation)

My commission expires: _____
(Seal) _____
Notary Public

FOR RECORDERS USE ONLY
STATE OF NEW MEXICO)
County of San Miguel) SS.
I hereby certify that this instrument
was filed for record on
JAN 29, 1992
10253 of 1134 and was duly 01536
filed in Book 223 of 1134
I will read my hand and seal as officer
By _____
Notary Public

IN THE FOURTH JUDICIAL DISTRICT COURT
COUNTY OF SAN MIGUEL
STATE OF NEW MEXICO

COUNTY OF SAN MIGUEL)
STATE OF NEW MEXICO) ss

SPECIAL MASTERS DEED
PAGES: 3

No. D-0412-CV-201400067

I Hereby Certify That This Instrument Was Filed for
Record On The 9TH Day Of February, 2015 at 08:32:24 AM
And Was Duly Recorded as Instrument #201500408
Of The Records Of San Miguel

LOUIS A. MANUS,

Plaintiff,

Witness My Hand And Seal Of Office
Geraldine E. Gutierrez
Deputy M. S. S. S. County Clerk, San Miguel, NM

vs.

JOSE A. GONZALES, a/k/a JOSE GONZALES,
a/k/a JOSE ABRISTO GONZALES, a/k/a AURELIO
GONZALES, a/k/a JOSE AVERISTO GONZALES,
a/k/a JOSE AVARISTO GONZALES, a/k/a JOSE
EVARISTO GONZALES, a/k/a AVERISTO
GONZALES, a/k/a JOSE A. "TITO" GONZALES,
a/k/a TITO GONZALES,

Defendant.

SPECIAL MASTER'S DEED

KNOW ALL MEN BY THESE PRESENTS that:

By the Order Granting Motion for Judgment on the Pleadings entered on August 1, 2014 in cause number D-0412-CV-201400067 on the docket of the Fourth Judicial District Court of the State of New Mexico, styled, *Louis A. Manus vs. Jose A. Gonzales, et al.*, the undersigned was appointed Special Master and ordered to sell the property hereby conveyed; and

On November 21, 2014 at 10:00 o'clock, a.m., at the Fourth Judicial District Court, County of San Miguel, 496 W. National Avenue, Las Vegas, New Mexico, after notice duly given in accordance with law, the undersigned did offer for sale the property hereby conveyed; and

Plaintiff made the highest and best bid for the property hereby conveyed, and the Court has confirmed sale of the property to Louis A. Manus, for his bid and directed the undersigned to execute and deliver this deed;

NOW, THEREFORE, Richard V. Small, Special Master, in consideration of his bid, hereby grants to Louis A. Manus, whose address is P.O. Box 2722, Las Vegas, New Mexico 87701, all of his right, title and interest as Special Master, and all of the right, title and interest of each party to this action, and any person claiming by, through or under them or any of them, in and to the undivided interest in the following-described real property situated in San Miguel County, New Mexico:

The following tract of land:

Measures ninety (90) varas from North to South and seventy-five (75) varas in width from east to west; same is bounded as follows: on the north by San Miguel del Bado Grant; on the south by the Pecos River; on the east by the property of Sixto Jiron and on the west by the Pecos River; together with half of the fencing from the ditch to the river which is composed of wire and posts; also all water rights.

and

Un solar y casa en San Juan N.M. que mide 230 Yardas de Sur a Norte y de Oriente a Poniente mide 150 Yardas y son sus linderos por el Norte-, terreno de W.S. Wilson y por el Sur Con la Asequia, y por el Oriente con La Morada y por el Poniente, con terreno de La Merced. Medido por la Commission de La Merced de San Miguel Del Bado.

The above-described property is subject to a nine month right of redemption in favor of Jose A. Gonzales, and a one hundred twenty day right of redemption in favor of the United States Internal Revenue Service.

Warranty Deed

Louis A. Manus, for consideration grant to Fernando Roybal and Tracy Schutz, husband and wife, whose address is 5A Cielo Azul, Rowe, NM 87562 the following described real estate in San Miguel County, New Mexico:

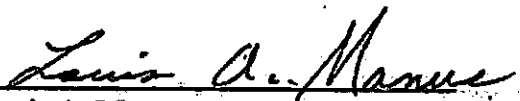
All that certain tract of land identified as "7.896 acres +/-" as shown and delineated on plat of survey entitled "Boundary Survey and Lot Line Adjustment plat Prepared for Louis A. Manus...", recorded April 21, 2022 in Plat Book 81, Page 69, #3548, records of San Miguel County, New Mexico.

Including any and all water rights appurtenant to property aforementioned.

SUBJECT TO: Restrictions, Reservations and Easements of record.

with special warranty covenants.

Witness this 7 day of October, 2022.

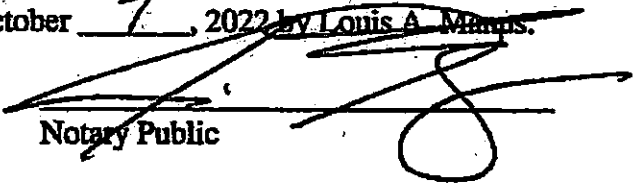

Louis A. Manus

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF New Mexico
COUNTY OF Santa Fe

This instrument was acknowledged before me on October 7, 2022 by Louis A. Manus.

My Commission Expires:


Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
James Gomez
Commission No. 1093905
December 10, 2023

COUNTY OF SAN MIGUEL WD
STATE OF NEW MEXICO Pages: 1

I hereby certify that this instrument was filed for Record on 10/07/2022 11:03:33 AM and was duly recorded as Instrument No. 202203424 of the records of San Miguel County, NM.

Witness My Hand and Seal of Office
Geraldine E. Gutierrez
County Clerk, San Miguel, NM
Deputy: Jessica Crespín

e-Recorded 202203424 10/07/2022 11:03:33 AM