

the market comparison approach using the sale of similar water systems within the region. Note that given the proximity of the subject systems to NM the sales used that may be the nearest to the subjects may be in NM. However, appropriate adjustments would be made for locational and regulatory differences. It is possible that the sales comparison approach may not be appropriate due to the vast differences in water systems but this will be determined by further inspection and analysis. Additionally the income approach will be developed where the net income from each system is capitalized into its present value which may be considered essentially a business value of a regulated utility. The scope of work anticipated may be expanded or contracted after the initial inspections and expanded discussions take place related to the intended use of the appraisal and the clients requirements. Note that a value will be developed for each system, i.e., Villa Allegre 0710169; Vinton Village Estates 0710151 and Vinton Hills 0710172.

Bid good for: Given normal project scheduling requirements the quote is good for ten working days.

Time to completion; Given the appraiser's current project load and the impending holidays the best estimated time to completion would be 6 to 9 weeks from engagement and authorization to proceed but ASAP at any rate. Note that the appraiser believes that it will be necessary for the appraiser to obtain a temporary or other type of Texas License. This may add to the time but I don't believe that it will. The Lic may be obtained as a temporary license or perhaps by reciprocity but should not cause any undue delays. Work may proceed during application process. Note also that the appraiser had a Texas General Commercial license in the recent past.

Project Fee : [REDACTED] plus NMGR of [REDACTED] % or [REDACTED] for a total of \$ [REDACTED]
Although the system is in Texas the appraiser's office and taxing authority is NM. Also given that the client is new to the Appraiser's office and not a lending institution there will be 1/3 down payment of [REDACTED]

Prior Appraisal Services: The appraiser has not appraised this property nor provided any appraisal services for the subject within the last three years.

Thank you
VB

Respectfully Submitted
G. Vincent Barrett, Ph.D., MAI
Barrett Appraisal Services, LLC
505 Hwy 195
P.O. Box 1244
Elephant Butte, NM 87935
Cell 575 644 2306
Fax 575 993 5336

***Utility Price Rate Adjustment
And
Annual Reports***

NOTICE OF APPROVED UTILITY PRICE RATE ADJUSTMENT

Utility Name: Vinton Hills Alegre LLC
CCN Number(s): Water 12563 Sewer N/A

The rates listed on the next page will apply to service received after the effective date listed on the notice below. This rate was requested by the utility and approved by the Public Utility Commission of Texas based on a percentage change in the price index, which is set by the Commission annually. Texas Water Code § 13.1872 allows the utility to receive an annual rate adjustment, without a hearing, based on the changes in the price index.

The following public water system(s), sewer system(s), and/or subdivision(s) will be affected by this rate adjustment:

Villa Alegre Estates PWS 0710169

Vinton Village Estates PWS 0710151

Vinton Hills Subdivision PWS 0710172

Effective Date of Approved Increase: October 1, 2018
(must be at least 30 days from the date the customers receive notice)

The rate adjustment will apply to all service rendered after the effective date and will be reflected on the bill you receive approximately 30 to 45 days after the effective date.

Address: P O Box 428
City: Anthony
State/Zip: NM 88021
Telephone: 915-637-1438

Percent of Rate Adjustment: 3.50%¹
Date Notice Delivered: 9/1/2018
Date Meters are Read: 25th

Billing Comparison²

Charges based on Gallons (G) per Month (mo)

Water:

Previous			New		
5,000 G	\$15.25	/mo	5,000 G	\$15.78	/mo
10,000 G	\$22.90	/mo	10,000 G	\$23.68	/mo
30,000 G	\$53.50	/mo	30,000 G	\$55.28	/mo

Sewer:

Previous			New		
5,000 G	n/a	/mo	5,000 G	n/a	/mo
10,000 G	n/a	/mo	10,000 G	n/a	/mo

¹The Texas Water Code limits the increase to the lesser of either 3% or the change in annual price index. The current annual price index change is published at:

<http://www.puc.texas.gov/industry/water/reports/Default.aspx>

²The billing comparison only includes base rate, block gallonage rate and gallonage rate charges.

NOTICE OF APPROVED UTILITY PRICE RATE ADJUSTMENT

Utility Name: Vinton Hills Alegre LLC
 CCN Number(s): Water 12563 Sewer N/A

WATER

BASE RATES		
Meter Size (includes 3000 gallons)	Previous Monthly Base Rate	New Monthly Base Rate
5/8" or 3/4"	\$ 12.19	\$ 12.62
1"		
1 1/2"		
2"		
3"		
4"		

GALLONAGE CHARGES		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Current Change in PUC Price Index	New Tariff Rates
\$ 1.53	3.50% ¹	\$ 1.58

¹The Texas Water Code limits this increase to the lesser of either 5% or the change in annual price index. The current annual price index change is published at:
<http://www.puc.texas.gov/industry/water/reports/Default.aspx>

11/2/16

NOTICE

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NOTICE OF APPROVED UTILITY PRICE RATE ADJUSTMENT

Utility Name: Vinton Hills Alegre LLC
 CCN Number(s): Water 12563 Sewer N/A

SEWER

BASE RATES		
Meter Size (includes 0 gallons)	Previous Monthly Base Rate	New Monthly Base Rate
5/8" or 3/4"	N/A	N/A
1"	NA	NA
1 1/2"	NA	NA
2"	NA	NA
3"	NA	NA
4"	NA	NA

GALLONAGE CHARGES¹		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Current Change in PDC Price Index	New Tariff Rates
	3.50% ¹	

¹The Texas Water Code limits the increase to the lesser of either 5% or the change in annual price index. The current annual price index change is published at:
<http://www.pwr.texas.gov/industry/waterreports/Default.aspx>

11/2/16

NOTICE

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NOTICE OF APPROVED UTILITY PRICE RATE ADJUSTMENT

Utility Name: VINTON HILLS ALEGRE, LLC
 CCN Number(s): Water 12563 Sewer N/A

WATER

BASE RATES		
Meter Size	Previous Monthly Base Rate	New Monthly Base Rate
5/8" or 3/4" ✓	\$ 12.00 -	\$ 12.19 -
3/4"	\$ -	\$ -
1"	\$ -	\$ -
1 1/2"	\$ -	\$ -
2"	\$ -	\$ -
3"	\$ -	\$ -
4"	\$ -	\$ -
6"	\$ -	\$ -
8"	\$ -	\$ -
10"	\$ -	\$ -
Other:	\$ -	\$ -

GALLONAGE CHARGES		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Current Change in PUC Price Index	New Tariff Rates
\$ 1.50 -	1.57% ¹	\$ 1.53 -

BLOCK GALLONAGE CHARGES						
Gallage Blocks (increasing or decreasing)				Previous Tariff Rates (per 1,000 gallons)	Current Change in PUC Price Index	New Tariff Rates (per 1,000 gallons)
From		to	gallons	\$ -	1.57% ¹	\$ -
From		to	gallons	\$ -		\$ -
From		to	gallons	\$ -		\$ -
From		to	gallons	\$ -		\$ -
For usage over			gallons	\$ -		\$ -

¹The Texas Water Code limits the increase to the lesser of either 5% or the change in annual price index. The current annual price index change is published at:

<http://www.muc.texas.gov/industry/water/resources/Default.aspx>

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NOTICE

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3

NOTICE OF APPROVED UTILITY PRICE RATE ADJUSTMENT

Utility Name: VINTON HILLS ALEGRE, LLC
CCN Number(s): Water 12563 Sewer N/A.

The rates listed on the next page will apply to service received after the effective date listed on the notice below. This rate was requested by the utility and approved by the Public Utility Commission of Texas based on a percentage change in the price index, which is set by the Commission annually. Texas Water Code § 13.1872 allows the utility to receive an annual rate adjustment, without a hearing, based on the changes in the price index.

The following public water system(s), sewer system(s), and/or subdivision(s) will be affected by this rate adjustment:

VINTON VILLAGE ESTATES PWS 0710151
VINTON HILLS Subdivision PWS 0710172
VILLA ALEGRE ESTATES PWS 0710169

Effective Date of Approved Increase: September 1st 2017
(must be at least 30 days from the date the customers receive notice)

The rate adjustment will apply to all service rendered after the effective date and will be reflected on the bill you receive approximately 30 to 45 days after the effective date.

Address: P.O. Box 428
City: Albuquerque
State/Zip: N.M. 87001
Telephone: 915-826-3460

Percent of Rate Adjustment: 1.57%
Date Notice Delivered: AUG. 1st 2017
Date Meters are Read: 25th June

Billing Comparison²

Charges based on Gallons (G) per Month (mo)

Water:

Previous		New	
5,000 G	<u>15.00</u> /mo	5,000 G	<u>15.25</u> /mo
10,000 G	<u>22.50</u> /mo	10,000 G	<u>22.90</u> /mo
30,000 G	<u>52.50</u> /mo	30,000 G	<u>53.50</u> /mo

Sewer:

Previous		New	
5,000 G	____ /mo	5,000 G	____ /mo
10,000 G	____ /mo	10,000 G	____ /mo

¹The Texas Water Code limits the increase to the lesser of either 5% or the change in annual price index. The current annual price index change is published at:

<http://www.puc.texas.gov/industry/water/reports/Default.aspx>

²The billing comparison only includes base rate, block gallonage rate and gallonage rate charges.

OCTOBER 1st BILLS

VINTON HILLS ALLEGRE, LLC -12563 FOR 2014

Section 3: Revenues

274023.01

	Water	Wastewater	Total Water + Wastewater
OPERATING REVENUES:			
Utility Service/Sales	15,400	N/A	\$0.00
Fees (Tap, Reconnection, etc.)	2,060	N/A	\$0.00
OTHER REVENUES:			
Please Identify:			\$0.00
TOTAL REVENUES	17,460	\$0.00	\$0.00

274023.01

Section 4: Expenses

	Water	Wastewater	Total Water + Wastewater
Salaries & Wages	13,840		\$0.00
Contract Labor	9,241		\$0.00
Purchased Water	0		\$0.00
Chemicals for Treatment	2,600		\$0.00
Utilities (electricity)	14,883	N/A	\$0.00
Repairs/Maintenance/Supplies	21,609	N/A	\$0.00
Office Expenses	2,740		\$0.00
Professional Fees (Accounting, Legal)	698		\$0.00
Insurance	1,874		\$0.00
Depreciation & Amortization			\$0.00
Miscellaneous (describe in remarks below)			\$0.00
Subtotal	67,555	\$0.00	\$0.00
Taxes:			
Federal Income Taxes			\$0.00
Property and Other Taxes (Payroll, etc.)	1213	N/A	\$0.00
Regulatory Expenses (Rate Case, Permits)	6,032	N/A	\$0.00
Other (describe in remarks below)			\$0.00
TOTAL EXPENSES	80,857	\$0.00	\$0.00

VINTON HILLS ALCOHOL, LLC - 12563

FOR 2014

Section 5: Operating Items

Debt Information:

Annual interest expense on long and/or short term debt?
 Annual principal payment on debt?
 Annual interest rate on debt?
 Annual debt principal and interest?
 Principal balance on outstanding debt at end of this reporting period?

\$ 0
 \$ 0
 % 0
 \$ 0
 \$ 0

Regulatory Assessment Fee:

What was the Regulatory Assessment fee amount submitted to TCEQ for the applicable Calendar Year

\$ 754

Rate Change:

What was the effective date of the last Rate Change?

April 2003

Section 6: Customer Information

Connection Type	Number of Connections at	
	Beginning of the Calendar Year	End of the Calendar Year
Water		
Total	<u>273</u>	<u>272</u>

Connection Type	Number of Connections at	
	Beginning of the Calendar Year	End of the Calendar Year
Wastewater		
Total	<u>N/A</u>	<u>N/A</u>

2015

2. Statements of Income

Name of Utility: VINTON HILLSALEGRE, LLC

Line #

Report Calendar Year 2015

Water Report Year	Sewer Report Year	Total Report Year
A	B	C=A+B
78726	N/A	78726

1	Total Revenues:			
	Operating Expenses:			
2	601 O & M Salaried Labor	12657	N/A	12657
3	604 Employee Benefits	-		-
4	631, 635, 636 O & M Contract labor	-		-
5	620 Operating/Maint Supplies	13,941		13,941
6	610 Purchased Water	-		-
7	615 Purchased Power	15,225		15,225
8	635 Testing Expense	1,848		1,848
9	618 Chemicals	-		-
10	636-639 Insurance	2,031		2,031
11	601 General Office Salaries	-		-
12	675 General Office Expenses	-		-
13	632 Contract Accounting	920		920
14	633 Legal	-		-
15	634 Management	7,578		7,578
16	666 Amortization- Rate Case Expense	-		-
17	403 Depreciation Expense	4,686		4,686
18	667-675 Other Misc. Expenses	106		106
	Taxes:	XXXX	XXXX	XXXX
19	409 Federal Income Taxes	-		-
20	409.0 State Franchise Taxes/Reg Assess.	-		-
21	408 All Other Taxes	5,883		5,883
22	Total Expenses	\$64,875 - \$		\$64,875 -
23	Net Operating Income	\$13,851 - \$		\$13,851 -
24	421, 433 Non-Operating Income	\$		\$
	Non-Operating Deductions:			
25	426 Other	\$		\$
26	427 Interest	\$		\$
27	Net Income	\$13,851 - \$		\$13,851 -

2015

Name of Utility: VINTON HILLS ALEGRE, LLC

4. Other Operating Information

Connection Information		End of Year	End of Prior Year	Connection Information		End of Year	End of Prior Year
		mm/dd/yyyy	mm/dd/yyyy			mm/dd/yyyy	mm/dd/yyyy
WATER:				SEWER:			
1. Number of active water connections		283	276	Number of active sewer connections		N/A	N/A
5/8" or 3/4"		5/8-3/4	5/8-3/4	Residential			
3/4"				Non-residential			
1"							
1 1/2"							
2"							
List all additional meter sizes:		0	0	List all additional meter sizes:			
Unmetered water connections		0	0	Unmetered water connections			
2. Number of inactive water connections		7	11	Number of inactive water connections			
5/8" or 3/4"		5/8-3/4	5/8-3/4				
3/4"							
1"							
1 1/2"							
2"							
List all additional meter sizes:		NONE	NONE	List all additional meter sizes:			
Unmetered, inactive connections		NONE	NONE	Unmetered, inactive connections			
3. Number of active sewer connections		N/A	N/A	Number of active sewer connections		N/A	N/A
4. Number of inactive sewer connections		N/A	N/A	Number of inactive sewer connections		N/A	N/A
5. Total gallons purchased		0					
6. Total gallons pumped		1,780,300					
Total Water Produced		1,780,300					
7. Total gallons sold		1,780,300					
8. Gallons unaccounted for		0					
				Total amount of sewer treated (gallons)		N/A	N/A

Management and Operations

1. Do you have an Application Form or formal process for new customers? ☒ YES
2. Do you have a copy of your approved tariff and TCEQ approved drought contingency plan for customer review? ☒ YES
3. Do you have written operating procedures for routine operations? ☒ YES
4. Do you have a written emergency action plan? ☒ YES
5. Do you have written personnel policies and procedures? ☒ YES
6. Do you have risk management and safety procedures? ☒ YES
7. Do you have customer service policies (including billing and collection)? ☒ YES
8. Do you prepare an annual written budget for financial planning purposes? ☒ YES
9. Provide a list of all affiliates and entities under Common Control (if any). ☒ 0
10. If you purchase wholesale water or sewer services, please list the name(s) of the wholesaler and describe the service(s) purchased from each. ☒ N/A
11. If you have a current capital improvement/replacement plan, please attach a copy. ☒ N/A

2016

2. Statements of Income

Name of Utility: VINTON HILLS AGENCIES, LLC

CCN 12563

Line #	Report Calendar Year	Water Report Year	Sewer Report Year	Total Report Year
	2016	A	B	C=A+B
1	Total Revenues:	78,263		78,263
	Operating Expenses:			
2	601 O & M Salaried Labor	12,437		12,437
3	604 Employee Benefits			
4	631, 635, 636 O & M Contract labor			
5	620 Operating/Maint Supplies	23,796		23,796
6	610 Purchased Water	15,721		15,721
7	615 Purchased Power			
8	635 Testing Expense	1,767		1,767
9	618 Chemicals			
10	656-659 Insurance	3,405		3,405
11	601 General Office Salaries			
12	675 General Office Expenses			
13	632 Contract Accounting	1,575		1,575
14	633 Legal			
15	634 Management	7,949		7,949
16	666 Amortization- Rate Case Expense			
17	403 Depreciation Expenses	3,586		3,586
18	667-675 Other Misc. Expenses	131		131
	Taxes:	XXXX	XXXX	XXXX
19	409 Federal Income Taxes			
20	409.0 State Franchise Taxes/Reg Assess.			
21	408 All Other Taxes	7,964		7,964
22	Total Expenses	\$ 78,231 -	\$ -	\$ 78,231 -
23	Net Operating Income	\$ (68) -	\$ -	\$ (68) -
24	421, 433 Non-Operating Income	0		0
	Non-Operating Deductions:			
25	426 Other	0		0
26	427 Interest	0		0
27	Net Income	\$ (68) -	\$ -	\$ (68) -

Name of Utility:

VINTON HILLS NEGRE, LLC - 13503

4. Other Operating Information

Connection Information		2014 End of Year	2015 End of Prior Year	Connection Information		2014 End of Year	2015 End of Prior Year
WATER:				SEWER:			
1. Number of active water connections:		57,814	57,814	Number of active sewer connections:		N/A	N/A
5/8" or 3/4"				Residential			
3/4"				Non-residential			
1"							
1 1/2"							
2"							
List all additional meter sizes:				List all additional meter sizes:			
Unmetered water connections:				Unmetered water connections:			
2. Number of inactive water connections:		57,814	57,814	Number of inactive water connections:			
5/8" or 3/4"							
3/4"							
1"							
1 1/2"							
2"							
List all additional meter sizes:		NONE	NONE	List all additional meter sizes:			
Unmetered, inactive connections:		NONE	NONE	Unmetered, inactive connections:			
3. Number of active sewer connections:		N/A	N/A	Number of active sewer connections:			
4. Number of inactive sewer connections:		N/A	N/A	Number of inactive sewer connections:			
5. Total gallons purchased:		0					
6. Total gallons pumped:		3,000,000					
Total Water Produced:		3,000,000					
7. Total gallons sold:		3,000,000					
8. Gallons transmitted for:		3,000,000					
				Total amount of sewer treated (gallons)			

Management and Operations

1. Do you have an Application form or formal process for new customers? ☒ YES
2. Do you have a copy of your approved tariff and TCEQ approved brought contingency plan for customer review? ☒ YES
3. Do you have written operating procedures for routine operations? ☒ YES
4. Do you have a written emergency action plan? ☒ YES
5. Do you have written personnel policies and procedures? ☒ YES
6. Do you have risk management and safety procedures? ☒ YES
7. Do you have customer service policies (including billing and collection)? ☒ YES
8. Do you prepare an annual written budget for financial planning purposes? ☒ YES
9. Provide a list of all affiliates and entities under Common Control (if any). ☒ N/A
10. If you purchase wholesale water or sewer services, please list the name(s) of the wholesaler and describe the service(s) purchased from each. ☒ N/A
11. If you have a current capital improvement/replacement plan, please attach a copy. ☒ N/A

Property Tax Bills

maria O. Pastillas, RTA
Tax Assessor-Collector
Wells Fargo Plaza
221 N. Kansas, Suite 300
El Paso, Texas 79901
Mon. - Thurs. 7 am - 6 pm
Phone: (915) 212-0106
email: citytaxoffice@elpasotexas.gov

2017 Property Tax Bill El Paso Consolidated Tax Office

Ruben P. Gonzalez
County Tax Assessor-Collector

Prop ID: 103533

Geo No: V863-000-0010-1200

Real Estate

Certified Owner:

VINTON HILLS ALEGRE LLC
PO BOX 1929
ANTHONY NM 88021-1929



Legal Description
1 VINTON HILLS COMMERCIAL PARK #1 LOT
12 (12970.00 SQ FT)

Legal Acres: .2679
Parcel Address: 8021 A P RAMIREZ ST
Date as of: 10/10/2017

Entity No.	Taxing Entity Name	Exemption Code(s)	Exemption Amount	Net Tax Value	Tax Rate	Tax Amount
6	COUNTY OF EL PASO			28,967	.4325400	\$12,531.15
7	EL PASO COMMUNITY COLLEGE			28,967	.14103800	\$4,085.21
8	UNIVERSITY MEDICAL CENTER OF E			28,967	.25194300	\$7,292.58
15	CANUTILLO ISD			28,967	1.3100000	\$38,050.30
27	EMERGENCY SERVICES DIST. #3			28,967	.00234900	\$679.25
38	VILLAGE OF VINTON			28,967	.00826900	\$2,394.92

Market Value	
Land	\$23,953
Improvement	\$3,015
Total Appraised Value	\$26,967
Capped Value	

County Tax Savings \$32.70

Total taxes/fees due:	\$600.01
Total escrow paid to date:	0.00

Amount Due if paid by:		2017 TAXES ARE DUE UPON RECEIPT & MUST BE PAID NO LATER THAN January 31, 2018 *7% Penalty & Interest is assessed on unpaid amounts on February 1, 2018.
February 2018	March 2018	
\$563.00	\$661.01	

ACCOUNT UNDER PROTEST, please pay amount due

Please detach bottom coupon and return with your payment; keep top part of bill for your records.

2017 El Paso Consolidated Tax Bill

Real Estate

YOUR CHECK MAY BE CONVERTED TO AN ELECTRONIC FUND TRANSFER

Prop ID: 103533	Geo No: V863-000-0010-1200	AMOUNT PAID: - DO NOT MAIL CASH -	\$
<p>VINTON HILLS ALEGRE LLC PO BOX 1929 ANTHONY NM 88021-1929</p>		<p>Make Payable To: El Paso Tax Assessor-Collector PO Box 2992 El Paso, TX 79999-2992</p>	
<p>Please write your Prop ID on check and any correspondence. If paying multiple accounts with a single check, please include all coupons to ensure proper credit. Thank you.</p>			

201700103533

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0000090001 4

Maria O. Pazillas, RTA
Tax Assessor-Collector
Wells Fargo Plaza
221 N. Kansas, Suite 300
El Paso, Texas 79901
Mon. - Thurs. 7 am - 6 pm
Phone: (915) 212-0106
email: citytaxoffice@elpaso.tx.gov

2017 Property Tax Bill

El Paso Consolidated Tax Office

Ruben P. Gonzalez
County Tax Assessor-Collector

Prop ID: 505363

Geo No: 2002-000-0470-0023

Personal Property

Certified Owner:

VINTON HILLS ALEGRE LLC
PO BOX 1929
ANTHONY NM 88021-1929

7185



Legal Description
WATER TANKS

Legal Acres: .0000
Parcel Address: 8021 A P RAMIREZ ST
Date as of: 10/10/2017

Entity No.	Taxing Entity Name	Exemption Code(s)	Exemption Amount	Net Tax Value	Tax Rate	Tax Amount
6	COUNTY OF EL PASO			17,557	.4326400	\$75.48
7	EL PASO COMMUNITY COLLEGE			17,557	.1416300	\$24.87
8	UNIVERSITY MEDICAL CENTER OF E			17,557	.2519000	\$44.20
14	CASUTELG IRE			17,557	1.3300000	\$233.61
27	EMERG SERVICES DIST. #1			17,557	.00214000	\$3.76
38	VILLAGE OF VINTON			17,557	.6383500	\$112.08
44	REDEMPTION PENALTY			0	.00000000	\$0.00

Appraised Value: \$17,557

County Tax levies: \$18.82

Total taxes/fees due:	\$600.04
Total escrow paid to date:	\$0.00

Amount Due if paid by:	2017 TAXES ARE DUE UPON RECEIPT & MUST BE PAID NO LATER THAN
February 2018	January 31, 2018
\$542.06	\$554.04
	*7% Penalty & Interest is assessed to unpaid amounts on February 1, 2018.

Please detach bottom coupon and return with your payment; keep top part of bill for your records.

2017 El Paso Consolidated Tax Bill

Personal Property

YOUR CHECK MAY BE CONVERTED TO AN ELECTRONIC FUND TRANSFER

Prop ID: 505363	Geo No: 2002-000-0470-0023	AMOUNT PAID: - DO NOT MAIL CASH -	\$
<p>VINTON HILLS ALEGRE LLC PO BOX 1929 ANTHONY NM 88021-1929</p>		<p>Make Payable To: El Paso Tax Assessor-Collector PO Box 2992 El Paso, TX 79999-2992</p>	
<p>Please write your Prop ID on check and any correspondence. If paying multiple accounts with a single check, please include all coupons to ensure proper credit. Thank you.</p>			

201700505363

000

0000060004 \$

Maria O. Pasillas, RTA
Tax Assessor-Collector
Wells Fargo Plaza
221 N. Kansas, Suite 300
El Paso, Texas 79901
Mon. - Thurs. 7 am - 6 pm
Phone: (915) 212-0106
email: citytaxoffice@elpasotexas.gov

2017 Property Tax Bill El Paso Consolidated Tax Office

Rubén P. Gonzalez
County Tax Assessor-Collector

Prop ID: 26304

Geo No: V862-000-0010-0100

Real Estate

Certified Owner:

VINTON HILLS ALEGRE LLC
PO BOX 1929
ANTHONY NM 88021-1929

168



Legal Description
1 VINTON VILLAGE ESTATES LOT 1 (18222.30
SQ FT)

Legal Acres: .4413
Parcel Address: 360 GOLD CT
Date as of: 10/10/2017

Entity No.	Taxing Entity Name	Exemption Code(s)	Exemption Amount	Net Tax Value	Tax Rate	Tax Amount
6	COUNTY OF EL PASO			27,439	.45269400	\$124.21
7	EL PASO COMMUNITY COLLEGE			27,439	.14163800	\$38.86
8	UNIVERSITY MEDICAL CENTER OF E			27,439	.25194300	\$69.13
J8	CANUTILLO ISD			27,439	1.33000000	\$419.82
27	EMERG. SERVICES DIST. #2			27,439	.09234600	\$25.34
38	VILLAGE OF VINTON			27,439	.63836900	\$175.16

Market Value	
Land	\$21,625
Improvement	\$5,814
Total Appraised Value	\$27,439
Capped Value	

County Tax Savings \$30.97

Total taxes/fees due:	\$852.62
Total escrow paid to date:	\$0.00

Amount Due if paid by:		2017 TAXES ARE DUE UPON RECEIPT & MUST BE PAID NO LATER THAN January 31, 2018 *7% Penalty & Interest is assessed to unpaid amounts on February 1, 2018.
February 2018	March 2018	
6912.18	\$929.24	

ACCOUNT UNDER PROTEST, please pay amount due

Please detach bottom coupons and return with your payment; keep top part of bill for your records.

2017 El Paso Consolidated Tax Bill

Real Estate

YOUR CHECK MAY BE CONVERTED TO AN ELECTRONIC FUND TRANSFER

Prop ID: 26304	Geo No: V862-000-0010-0100	AMOUNT PAID: ~ DO NOT MAIL CASH ~	\$
<p>VINTON HILLS ALEGRE LLC PO BOX 1929 ANTHONY NM 88021-1929</p>		<p>Make Payable To: El Paso Tax Assessor-Collector PO Box 2992 El Paso, TX 79999-2992</p> <p>Please write your Prop ID on check and any correspondence. If paying multiple accounts with a single check, please include all coupons to ensure proper credit. Thank you.</p>	

201700026304

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0000085252 0

Tax Assessor-Collector
Wells Fargo Plaza
221 N. Kansas, Suite 300
El Paso, Texas 79901
Mon. - Thurs. 7 am - 6 pm
Phone: (915) 212-0106
email: citytaxoffice@elpasotexas.gov

2017 Property Tax Bill

El Paso Consolidated Tax Office

Ruben P. Gonzalez
County Tax Assessor-Collector

Prop ID: 461842

Geo No: 0827-000-4297-0023

Personal Property

Certified Owner:

VINTON HILLS ALEGRE LLC
PO BOX 1929
ANTHONY NM 88021-1929



Legal Description
WATER TANKS

Legal Acres: .0000
Parcel Address: 380 GOLD-CT
Date as of: 10/10/2017

Entity No.	Taxing Entity Name	Exemption Code(s)	Exemption Amount	Net Tax Value	Tax Rate	Tax Amount
5	COUNTY OF EL PASO			3,818	.45269400	\$17.58
7	EL PASO COMMUNITY COLLEGE			3,818	.34163800	\$5.41
8	UNIVERSITY MEDICAL CENTER OF E			3,818	.25194300	\$9.62
18	CANUTILLO ISD			3,818	1.5300000	\$58.43
37	EMERG. SERVICES DIST. #2			3,818	.09234900	\$3.53
38	VILLAGE OF VINTON			3,818	.63836900	\$24.37
48	RENDITION PENALTY			0	.00000000	\$11.85

Appraised Value: \$3,818
County Tax Savings \$4.31

Total taxes/fees due:	\$130.49
Total escrow paid to date:	\$.00

Amount Due If paid by:	2017 TAXES ARE DUE UPON RECEIPT & MUST BE PAID NO LATER THAN	
February 2018	March 2018	January 31, 2018
\$158.53	\$142.23	*7% Penalty & Interest is assessed to unpaid amounts on February 1, 2018.

ACCOUNT UNDER PROTEST, please pay amount due

Please detach bottom coupon and return with your payment; keep top part of bill for your records.

2017 El Paso Consolidated Tax Bill Personal Property

YOUR CHECK MAY BE CONVERTED TO AN ELECTRONIC FUND TRANSFER

Prop ID: 461842	Geo No: 0827-000-4297-0023	AMOUNT PAID: - DO NOT MAIL CASH -	\$
<p>VINTON HILLS ALEGRE LLC PO BOX 1929 ANTHONY NM 88021-1929</p>		<p>Make Payable To: El Paso Tax Assessor-Collector PO Box 2992 El Paso, TX 79999-2992</p>	
<p>Please write your Prop ID on check and any correspondence. If paying multiple accounts with a single check, please include all coupons to ensure proper credit. Thank you.</p>			

201700461842

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16

JOSEPH J. PASILLAS, NTA
 Tax Assessor-Collector
 Wells Fargo Plaza
 221 N. Kansas, Suite 300
 El Paso, Texas 79901
 Mon. - Thurs. 7 am - 6 pm
 Phone: (915) 212-0106
 email: citytaxoffice@elpasotexas.gov

2017 Property Tax Bill **El Paso Consolidated Tax Office**

Ruben P. Gonzalez
 County Tax Assessor-Collector

Prop ID: 159555

Geo No: V637-000-0020-0330

Real Estate

Certified Owner:

VINTON HILLS ALEGRE LLC
PO BOX 1929
ANTHONY NM 88021-1929



Legal Description
2 VILLA ALEGRE ESTATES LOT 3A (7500.00
SQ FT)

Legal Acres: .1722
Parcel Address: 7843 LEDBETTER RD
Date as of: 10/10/2017

Entity No.	Taxing Entity Name	Exemption Code(s)	Exemption Amount	Net Tax Value	Tax Rate	Tax Amount
6	COUNTY OF EL PASO			9,808	.45269400	\$44.40
7	EL PASO COMMUNITY COLLEGE			9,808	.14163800	\$13.89
8	UNIVERSITY MEDICAL CENTER OF E			9,808	.25194300	\$24.71
18	CANTUELO ISD			9,808	1.33000000	\$130.06
27	EMERG. SERVICES DIST. #2			9,808	.09234900	\$9.06
35	VILLAGE OF VINTON			9,808	.03436900	\$3.61

Market Value	
Land	\$6,000
Improvement	\$3,808
Total Appraised Value	\$9,808
Capped Value	

County Tax Savings \$11.07

Total taxes/fees due:	\$304.73
Total escrow paid to date:	\$0.00

Amount Due if paid by:		2017 TAXES ARE DUE UPON RECEIPT & MUST BE PAID NO LATER THAN January 31, 2018 *7% Penalty & Interest is assessed to unpaid amounts on February 1, 2018.
February 2018	March 2018	
\$328.05	\$332.16	

ACCOUNT UNDER PROTEST, please pay amount due

Please detach bottom coupon and return with your payment; keep top part of bill for your records.

2017 El Paso Consolidated Tax Bill

Real Estate

YOUR CHECK MAY BE CONVERTED TO AN ELECTRONIC FUND TRANSFER

Prop ID: 159555	Geo No: V637-000-0020-0330	AMOUNT PAID: ~ DO NOT MAIL CASH ~	\$
VINTON HILLS ALEGRE LLC PO BOX 1929 ANTHONY NM 88021-1929		Make Payable To: El Paso Tax Assessor-Collector PO Box 2992 El Paso, TX 79999-2992	
Please write your Prop ID on check and any correspondence. If paying multiple accounts with a single check, please include all coupons to ensure proper credit. Thank you.			

201700159555

000

0000030473 3

Maria O. Pasillas, RTA
 Tax Assessor-Collector
 Wells Fargo Plaza
 221 N. Kansas, Suite 300
 El Paso, Texas 79901
 Mon. - Thurs. 7 am - 6 pm
 Phone: (915) 212-0106
 email: citytaxoffice@elpasotexas.gov

2017 Property Tax Bill **El Paso Consolidated Tax Office**

Ruben P. Gonzalez
 County Tax Assessor-Collector

Prop ID: 507742

Geo Ref: 2003-000-1824-0023

Personal Property

Certified Owner:

VINTON HILLS ALEGRE LLC
 PO BOX 1929
 ANTHONY NM 88021-1929



7188



Legal Description
 WATER TANKS

Legal Acres: .0000
 Parcel Address: 7843 LEDBETTER RD.
 Date as of: 10/10/2017

Entry No.	Taxing Entity Name	Exemption Code(s)	Exemption Amount	Net Tax Value	Tax Rate	Tax Amount
6	COUNTY OF EL PASO			1,904	.4536450	\$8.71
7	EL PASO COMMUNITY COLLEGE			1,904	.14163800	\$3.73
8	UNIVERSITY MEDICAL CENTER OF E			1,904	.25104300	\$4.83
14	CANUTO ILLO RD			1,904	1.5000000	\$28.44
27	EL PASO SERVICES DIST. #2			1,904	.07244000	\$1.78
38	VILLAGE OF VINTON			1,904	.06365000	\$12.28

Appraised Value: \$1,924

County Tax: \$2.17

Total taxes/fees due:	\$58.79
Total escrow paid to date:	\$.00

Amount Due if paid by:	2017 TAXES ARE DUE UPON RECEIPT & MUST BE PAID NO LATER THAN	
February 2018	March 2018	January 31, 2018
\$58.97	\$55.18	*7% Penalty & Interest is assessed to unpaid amounts on February 1, 2018.

Please detach bottom coupon and return with your payment; keep top part of bill for your records.

2017 El Paso Consolidated Tax Bill Personal Property

YOUR CHECK MAY BE CONVERTED TO AN ELECTRONIC FUND TRANSFER

Prop ID: 507742	Geo Ref: 2003-000-1824-0023	AMOUNT PAID: - DO NOT MAIL CASH -	\$
VINTON HILLS ALEGRE LLC PO BOX 1929 ANTHONY NM 88021-1929		Make Payable To: El Paso Tax Assessor-Collector PO Box 2992 El Paso, TX 79999-2992	
Please write your Prop ID on check and any correspondence. If paying multiple accounts with a single check, please include all coupons to ensure proper credit. Thank you.			

201700507742 000 0000005979 4

Appraiser Qualifications



State of Texas

Email Address	gvincent4@hotmail.com
Phone #	575-644-2306
License Status	Active
Expiration Date	06/17/2018
Business Address	505 Hwy 195 Elephant Butte, NM 87935
Mail Address	Po Box 1244 505 Hwy 195 Elephant Butte, NM 87935

VITAE: G. Vincent Barrett, Ph.D., MAI

MAIN OFFICE ADDRESS: 505 HWY 195, P.O. BOX 1244. ELEPHANT BUTTE, NM 87935	CITIZENSHIP: RESIDENT	U.S.A. AUSTRALIA
PHONE: OFFICE: (575) 644 2306 MOBILE: (575) 644-2306 FAX: (575) 993 5336	GENERAL CERTIFICATION NEW MEXICO 506-G	
E MAIL GVINCENT4@HOTMAIL.COM		

Military Service

United States Navy: U.S.Navy ,(Submarine Service), September 1957 to October 1961. Honorable Discharged.

Education

Ph.D. Texas A&M University, College Station, Texas. (Urban and Regional Planning), 1973. Emphasis Urban and Regional Economic Development. Dissertation title: "A Planning Methodology for Large Scale Real Estate Projects--A Case Study of Industrial Park Development".

M.A. University of the Americas, Mexico City, Mexico. Economics, 1969. Emphasis Economic Development.

B.A. Florida Atlantic University, Boca Raton, Florida. Economics, 1966. Emphasis Economic Development.

M.A.I Member of the Appraisal Institute (MAI) Awarded October 20, 1989.

Recipient: Mortgage Bankers Association of America Faculty Fellowship. Class I Stanford University, Class II University of Florida,

SELECTED RECENT SEMINARS and CLASSES ATTENDED

Advanced Regression Analysis	1/27/2017
USPAP Update	1/28/2017
Advanced Regulatory Training-Public & and Private Water & Sewer Utilities	10/18/2013
Regression Analysis Methodology	4/10/2013
USPAP Update	2/01/2013
National Asso of Realtors Code of Ethics	12/28/2012
Report Writing UAD	7/29/2011
Conservation Easements-IRS/Appraisal Institute	6/18/2011
Appraisal of Nursing Facilities Appraisal Institute	7/ 2/2011
Valuing Commercial Green Buildings Appraisal Institute	2/2011
USPAP Update No 101 The Columbia Institute	12/17/2010
Practice of appraisal Review FHA Protocol #145 The Columbia Institute	12/16/2010
Eminent Domain and Condemnation-Appraisal Institute	1/2009
Appraising Convenience Stores and Gas Stations	2/2009
Uniform Appraisal Standards for Federal Land Acquisitions	02/2008

Professional Designations and Organizations

- **MAI** (Member of the Appraisal Institute: Asso. 1978-1989 Awarded MAI October 1989).
- **Appraiser, General Certification-** State of New Mexico, State of Texas, State of Arizona
- **Chairman Western Regional Housing Authority**, State of New Mexico. 2009 to present
- **New Mexico State Certified Real Estate Instructor.**
- **AIVLA** (Member of the Australian Institute of Valuers and Land Administrators Since 1989)
- **Commander, American Legion 2007-2011** Post 44, Elephant Butte NM
- **Member American Legion Riders 2007-2011**
- **Member Veterans of Foreign Wars (VFW)** Post 1349 Elephant Butte, NM
- **Chairman of the Board**, Elephant Butte Chamber of Commerce 2006-2007
- **Board President /Member**, Sierra County Board of Realtors 2000-2011
- **Board Member/President**, Sierra County Economic Development Organization 2004-2010 (SCEDO)

Professional Activities 1974-PRESENT

1990-Current Barrett Appraisal Services, LLC : President/CEO, Las Cruces, New Mexico, December 1989 to present. Specializing in subdivisions, land, motels and all other commercial income producing properties as well as market and feasibility studies throughout New Mexico, West Texas, and Eastern Arizona. A residential division was also established conducting appraisals of all types of residential properties, within the New Mexico Counties of Dona Ana, Luna, Grant Hidalgo and Sierra. Also El Paso County Texas. The firm currently employs 8 full time.

1990-Current Barrett School of Real Estate & Appraisal: Owner/Instructor, Las Cruces, New Mexico - **December 1990 to 2009.** A New Mexico State accredited school offering pre-licensing and continuing education courses in appraisal and real estate sales. The school is fully accredited by the New Mexico Real Estate Commission as well as the New Mexico Appraisal Board.

1981-91 New Mexico State University, Las Cruces, New Mexico (USA) - **July 1981 to August 1991. Tenured, Full Professor/Director,-Center for Real Estate and Land Resource Research, College of Business Administration and Economics.**

1988-90 University of Technology, Sydney, Australia - Summer 1985 and December 1988 to January 1990. (Leave of absence-NMSU). **Professor/Head of Department of Land Economics.**

1984-85 University of Western Sydney, Richmond, New South Wales, Australia. June 1984-January 1985. (Leave of absence-NMSU). **Professor/Head of Department, Land Studies Division.**

1980-81 DePaul University, Department of Finance, College of Commerce, Chicago, Illinois (USA). **Associate Professor**, August 1980-June 1981.

1974-80 University of Wisconsin, Milwaukee, Wisconsin (USA) - School of Business Administration. March 1974-July 1980. **Assistant Professor**, of Real Estate and Finance.

Publications Include numerous Books and Professional Journal Articles.

Exhibit 3—PERMITS

- (1) Public Utility Commission of Texas Water Certificate of Convenience and Necessity No. 12563.
- (2) Texas Commission on Environmental Quality Public Water System Registration Nos. TX0710169, TX0710172, and TX0710151.

Attachment 2

Indemnity and Affidavit as to Debts and Liens of Vinton Hills Alegre, LLC, recorded in the
Official Public Records of El Paso County, Texas, as Document No. 20210040028.

STATE OF TEXAS

§

§

COUNTY OF EL PASO

§

**INDEMNITY AND AFFIDAVIT AS TO DEBTS AND LIENS
OF VINTON HILLS ALEGRE, LLC.**

SUBJECT PROPERTY:

The property is described as all water utility infrastructure and groundwater wells owned by Vinton Hills Alegre, LLC, a Texas limited liability company in good standing, related to the following public drinking water systems: (1) Villa Alegre Estates, (2) Vinton Hills Subdivision, and (3) Vinton Village Estates, identified by the Texas Commission on Environmental Quality (“*TCEQ*”) as Public Water System Registration Nos. TX0710169, TX0710172, and TX0710151, respectively (collectively, the “*Water Systems*”). The Water Systems are located on, upon, and within certain public rights-of-way.

Before me, the undersigned authority, on this day personally appeared Bruce Bonestroo, Owner and Manager of Vinton Hills Alegre, LLC (“*Seller*”), personally known to me to be the person(s) whose name(s) is subscribed hereto and upon oath deposes, says and represents on behalf of Seller to the Village of Vinton, Texas (“*Purchaser*”) that as of the date of execution of this document, there are:

1. No unpaid debts for taxes for the Property, no portions of the Property that have been purchased on time payment contracts, and no security interests on the Property secured by a financing statement, security agreement or otherwise except the following:

None

2. To the best of Seller’s knowledge, no loans or liens (including federal or state liens and judgment liens) of any kind on the Property except the following:

None

3. During Seller’s ownership of the Property, all labor and material used in the construction of the Property have been paid for and there are no unpaid labor or material claims against the improvements or the property upon which same are situated, and Seller hereby declares that all sums of money due for the installation of the Property have been fully paid and satisfied, except the following:

None

INDEMNITY: SELLER AGREES TO PAY ON DEMAND TO THE PURCHASER IN THIS TRANSACTION, ITS SUCCESSORS AND ASSIGNS, ALL AMOUNTS SECURED BY ANY AND ALL LIENS NOT SHOWN ABOVE, TOGETHER WITH ALL COSTS, LOSS AND ATTORNEY’S FEES THAT SAID PARTIES MAY INCUR IN CONNECTION WITH

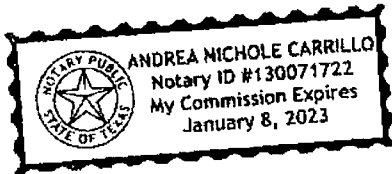
SUCH UNMENTIONED LIENS, PROVIDED SAID LIENS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART HEREOF, OR ARE SUBSEQUENTLY ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY SELLER, KNOWN TO SELLER, OR HAVE AN INCEPTION DATE PRIOR TO THE CLOSING OF THIS TRANSACTION.

Seller realizes that the Purchaser is relying on the presentations contained herein in purchasing same and would not purchase the same unless said representations were made.

Vinton Hills Alegre, LLC.

By: B. Bonestroo
Bruce Bonestroo, Owner/Manager

SWORN AND SUBSCRIBED TO BEFORE ME, on this 19 day of April,
2021.



Andrea Nichole Carrillo
Notary Public, State of Texas

Andrea Nichole Carrillo
Printed Name of Notary

My Commission Expires:

January 8, 2023

[seal]

Doc # 20210040028
#Pages 2 #NFPages 1
04/28/2021 02:13 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$30.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County



Delia Briones

EL PASO COUNTY, TEXAS

Attachment 3

Special Warranty Deed, recorded in the Official Public Records of El Paso County, Texas, as
Document No. 20210040029.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

DATE: April 19, 2021

GRANTOR: VINTON HILLS ALEGRE, LLC, a Texas limited liability company

GRANTOR'S MAILING ADDRESS: Vinton Hills Alegre, LLC
Attn: Bruce Bonestroo, Owner/Manager
P.O. Box 428
Anthony, NM 88021

GRANTEE: VILLAGE OF VINTON, a Type A general law municipality of the State of Texas

GRANTEE'S MAILING ADDRESS: Village of Vinton
Attn: Village Administrator
436 E. Vinton Road
Vinton, Texas 79821

CONSIDERATION: Ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY (including any improvements thereon): All of Grantor's fee simple interest in the following:

PARCEL 1 (Vinton Hills Water System):

Lot 12, Block 1, VINTON HILLS COMMERCIAL PARK, UNIT 1, an addition to El Paso County, Texas, according to the plat thereof on file in Volume 73, Page 47, Real Property Records, El Paso County, Texas;

PARCEL 2 (Vinton Village Estates Water System):

Lot 1, Block 1, VINTON VILLAGE ESTATES, an addition to El Paso County, Texas, according to the plat thereof on file in Volume 64, Page 35, Real Property Records, El Paso County, Texas; and

PARCEL 3 (Villa Alegre Estates Water System):

Well site located between Lots 3 and 4, Block 2, VILLA ALEGRE ESTATES, an addition to El Paso County, Texas, according to the plat thereof on file in Volume 66, Page 13, Real Property Records, El Paso County, Texas. (Said parcel is shown as Lot 3A, Block 2 on the El Paso County Tax Rolls).

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: This conveyance and warranty is made and accepted subject to:

1. PARCEL 2: The restrictive covenants recorded in/under Volume 2090, Page 94 and Volume 2996, Page 1745 of the Real Property Records of El Paso County, Texas;
2. PARCEL 3: Restrictive Covenants recorded in/under Volume 2312, Page 1708 and Volume 2286, Page 1354 of the Real Property Records, of El Paso County, Texas;
3. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements;
4. Standby fees, taxes and assessments by any taxing authority for the year 2006, and subsequent years, which Grantee assumes and agrees to pay; and subsequent taxes and assessments by any taxing authority for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year;
5. Claims by the Tigua Indian Tribe of the Ysleta del Sur Pueblo, and as evidenced by that certain Affidavit Concerning Filing of Notice of Claim to the Ysleta Grant and Aboriginal Title Areas, executed by Julian Granillo, Governor of the Ysleta del Sur Pueblo Indian Tribe, also known as the Tigua Indian Community, dated April 12, 1993, filed April 16, 1993 in 2553/1958, of Real Property Records, El Paso County, Texas;

PARCEL 1:

6. Title to 15/16ths of all oil, gas, and minerals of every kind and character in, on and under the Property, together with all rights, privileges and immunities relating thereto, heretofore reserved, or conveyed by predecessors in title to NELLIE D. STEWART, of record in Volume 944, Page 492, Real Property Records, El Paso County, Texas;
7. Easement to EL PASO ELECTRIC COMPANY and MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY in Volume 863, Page 342 and Volume 588, Page 572 and transferred in Volume 1231, Page 646, Real Property Records, El Paso County, Texas, with MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY'S interest therein granted, sold and quit claimed to SOUTHWESTERN

BELL TELEPHONE COMPANY in Volume 1231, Page 646, Real Property Records, El Paso County, Texas;

8. Water Well and Ditch Use Agreement between A.D. GREENWOOD, JR. and ELOIS ANTOINETTE GREENWOOD HURLEY, filed in Volume 2687, Page 897, Real Property Records, El Paso County, Texas;
9. Agreement regarding the flow of all water, whether natural or flood waters, between VICTOR HOLGUIN, et al and A.D. GREENWOOD, JR. and FERN AMIS GREENWOOD, filed in Volume 1131, Page 393, amended in Volume 5, Page 1799, Real Property Records, El Paso County, Texas;
10. Burdens and benefits of Easement Agreement dated 10/11/95 executed by OMAR CASTANO, in Volume 2966, Page 1648, Real Property Records, El Paso County, Texas;

PARCEL 2:

11. Title to 1/16th of all oil, gas and minerals of every kind and character except sulphur and 1/8th of all sulphur, in, on and under the Property, together with all rights, privileges and immunities relating thereto, heretofore reserved or conveyed by predecessors in title, to the STATE OF TEXAS as a free royalty, in Volume 1028, Page 418, Real Property Records, El Paso County, Texas (Survey #231);
12. Easement to EL PASO ELECTRIC COMPANY in Volume 2046, Page 620, Real Property Records, El Paso County, Texas;
13. Private Drainage easement as shown on plat in Volume 64, Page 35, Real Property Records, El Paso County, Texas;
14. Easement to SOUTHWESTERN BELL TELEPHONE COMPANY in Volume 2101, Page 143, Real Property Records, El Paso County, Texas;
15. Easements for public utilities including easements for buried service wires, conduits, etc., and the right to ingress and egress for service as shown on recorded plat of said addition in Volume 64, Page 35, Real Property Records, El Paso County, Texas;

PARCEL 3:

16. Title to 1/16th of all oil, gas and minerals of every kind and character except sulphur and 1/8th of all sulphur, in, on and under the Property, together with all rights, privileges and immunities relating thereto, heretofore reserved or conveyed by predecessors in title, to the STATE OF TEXAS as a free royalty, in Volume 1194, Page 593, Real Property Records, El Paso County, Texas;

17. Terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions, as set out in Volume 2286, Page 1354, Real Property Records, El Paso County, Texas; and
18. Matters set forth on the subdivision plat, including, but not limited to, building set back lines, easements for public utilities, and easements for buried service wires, conduits, etc., with the right to ingress and egress for service, shown on the recorded plat of said addition in Volume 66, Page 13, Real Property Records, El Paso County, Texas. Said easements being five feet in width across the front of subject property.

(Sections 1-18, above, are collectively the "***Permitted Exceptions***").

Grantor, for the Consideration and subject to the Permitted Exceptions, has GRANTED, SOLD, TRANSFERRED, and CONVEYED, and does by these presents hereby GRANT, SELL, TRANSFER and CONVEY, to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

When the context requires, singular nouns and pronouns include plural.

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GRANTOR

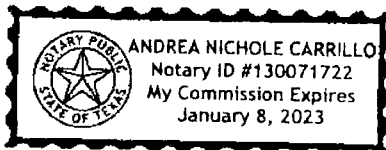
VINTON HILLS ALEGRE, LLC, a Texas
limited liability company

By: *B. Bonestroo*
Name: Bruce Bonestroo
Title: Pres.

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

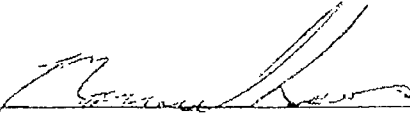
This instrument was acknowledged before me on April 19, 2021, by
Bruce Bonestroo, Owner/Manager of Vinton Hills Alegre, LLC, a Texas limited liability
company, on behalf of said company.



Andrea Nichole Camillo
Notary Public, State of Texas

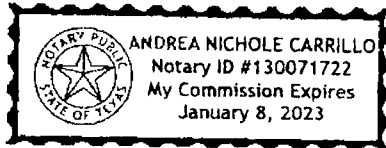
ACKNOWLEDGED AND APPROVED:

VILLAGE OF VINTON, a Type A general law
municipality

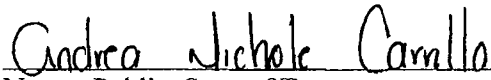
By: 
Manuel Leos, Mayor

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on this 19 day of April, 2021,
by Manuel Leos, Mayor of the Village of Vinton, on behalf of said municipality.



[seal]


Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Lloyd Gosselink Rochelle & Townsend, P.C.
Attn: David J. Klein
816 Congress Avenue, Suite 1900
Austin, Texas 78701

Doc # 20210040029
#Pages 7 #NFPages 1
04/28/2021 02:13 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$50.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County



Delia Briones

EL PASO COUNTY, TEXAS

Attachment 4

Assignment of Easements, recorded in the Official Public Records of El Paso County, Texas, as
Document No. 20210040027.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
 §
 COUNTY OF EL PASO §

ASSIGNMENT OF EASEMENTS

Date: April 19, 2021

Assignor: Vinton Hills Alegre, LLC, a Texas limited liability company

Assignor's Mailing Address: Vinton Hills Alegre, LLC
 Attn: Bruce Bonestroo, Owner/Manager
 P.O. Box 428
 Anthony, NM 88021

Assignee: Village of Vinton, Texas, a Type A general law municipality

Assignee's Mailing Address: Village of Vinton
 Attn: Village Administrator
 436 E. Vinton Road
 Vinton, Texas 79821

Consideration: Ten dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged.

Easements: The easement(s) described in **Exhibit A**, attached hereto and made a party of this instrument for all purposes.

Assignment:

Assignor hereby sells, transfers, assigns, and conveys all of its interests in and to the Easements, together with all and singular the rights and appurtenances thereto in any wise belonging, to Assignee, and Assignee's successors and assigns.

TO HAVE AND TO HOLD the said Easements, together with all and singular the rights and appurtenances thereto in anywise belong unto the said Assignee and Assignee's successors and assigns forever; and Assignor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the said Easements unto Assignee, and Assignee's successors and assigns against every person whomsoever claiming or to claim the same or any part thereof.

Assignee joins in the execution of this instrument for purposes of acknowledging its agreement to assume Assignor's obligations, to the extent there are any, under the Easements.

When the context requires, singular nouns and pronouns include the plural.

Signature pages follow immediately.

Executed and effective on this 19th day of April, 2021.

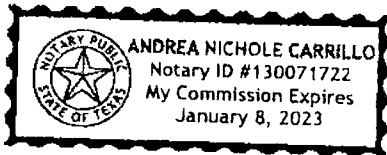
ASSIGNOR:

VINTON HILLS ALEGRE, LLC

By: Bruce Bonestroo
Bruce Bonestroo, Owner/Manager

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on this 19 day of April, 2021,
by Bruce Bonestroo, Owner and Manager of Vinton Hills Alegre, LLC, a Texas limited liability
company, on behalf of said company.




[seal]

Andrea Nichole Carrillo
Notary Public, State of Texas

ACKNOWLEDGED AND APPROVED:

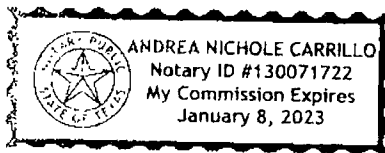
ASSIGNEE:

VILLAGE OF VINTON, a Type A general law municipality

By: 
Manuel Leos, Mayor

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on this 19 day of April, 2021, by Manuel Leos, Mayor of the Village of Vinton, on behalf of said municipality.



[seal]

Andrea Nichole Carrillo
Notary Public, State of Texas

Exhibit A
Easements

All of Assignor's right, title, and interest in any easements, rights-of-way, and/or licenses necessary for the operation, maintenance, and management of the public water systems identified by Texas Commission on Environmental Quality Public Water System Registration Nos. TX0710169, TX0710172, and TX0710151, together with all and singular the rights and appurtenances thereto in any wise belonging, to Assignee, and Assignee's successors and assigns, including, but not limited to, the following:

- Reservation of Easement recorded in Volume 1486, Page 610 of the Real Property Records of El Paso County, Texas;
- Reservation of Easement recorded in Volume 1516, Page 58 of the Real Property Records of El Paso County, Texas;
- Declaration of Covenants, Conditions and Restrictions recorded in Volume 2090, Page 94 of the Real Property Records of El Paso County, Texas;
- Grant of Easement recorded in Volume 2252, Page 1765 of the Real Property Records of El Paso County, Texas;
- Declaration of Covenants, Conditions and Restrictions recorded in Volume 2286, Page 1354 of the Real Property Records of El Paso County, Texas;
- Sanitary Control Easement recorded in Volume 2312, Page 1708 of the Real Property Records of El Paso County, Texas;
- Easement Agreement recorded in Volume 2966, Page 1648 of the Real Property Records of El Paso County, Texas;
- Sanitary Control Easement recorded in Volume 2996, Page 1745 of the Real Property Records of El Paso County, Texas;
- Sanitary Control Easement recorded in Volume 3018, Page 2028 of the Real Property Records of El Paso County, Texas;
- Easements for public utilities, including easements for buried service wires, conduits, etc., and the right to ingress and egress for service, shown on the plat recorded in Volume 64, Page 35 of the Real Property Records of El Paso County, Texas;
- Easements for public utilities, including easements for buried service wires, conduits, etc., and the right to ingress and egress for service, as shown on the plat recorded in Volume 65, Page 12 of the Real Property Records of El Paso County, Texas;

- Easements for public utilities, including easements for buried service wires, conduits, etc., and the right to ingress and egress for service, as shown on the plat recorded in Volume 66, Page 13 of the Real Property Records of El Paso County, Texas, said easements being five feet in width across the front of subject property;
- Easements for public utilities, including easements for buried service wires, conduits, etc., and the right to ingress and egress for service, shown on the plat recorded in Volume 71, Page 13 of the Real Property Records of El Paso County, Texas; and
- Easements for public utilities, including easements for buried service wires, conduits, etc., and the right to ingress and egress for service, shown on the plat recorded in Volume 71, Page 52 of the Real Property Records of El Paso County, Texas.

After recording, please return to:
Lloyd Gosselink Rochelle & Townsend, P.C.
Attn: David J. Klein
816 Congress Avenue, Suite 1900
Austin, Texas 78701

Doc # 20210040027
#Pages 7 #NFPages 1
04/28/2021 02:13 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$50.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County



A handwritten signature in cursive script, reading "Delia Briones".

EL PASO COUNTY, TEXAS