



CURRENT OWNER SEARCH REPORT

Order Number:
RR-0017764192

AFX Reference Number:
79-399650-47

Subject Property:
105 S OLIVE ST
CARLSBAD, NM 88220

Effective:
04/10/2023

Completed:
04/24/2023

AFX RESEARCH, LLC

A Quarter-Century of Title Document Research Expertise

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / www.afxllc.com

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Order #: RR-0017764192 | Reference #: 79-399650-47 | Completed: 04/24/2023 | Effective: 04/10/2023

PROPERTY AND OWNERSHIP INFORMATION

Owner's Name(s): ROBERT DAVID MOSS, JAMES A MOSS
Street Address: 105 S OLIVE ST
City, State Zip Code: CARLSBAD, NM 88220
APN/Parcel/PIN: 4-156-127-376-323 077287 County: EDDY

DEED CHAIN

Instrument 1. WARRANTY DEED

Date Recorded: 08/06/1997 Book/Page: 288/1075
Dated: 08/06/1997
Grantor(s): ROBERT DAVID MOSS
Grantee(s): ROBERT DAVID MOSS, JAMES A MOSS
Notes: JAMES A MOSS - DECEASED AND DEATH CERTIFICATE FOUND IN BOOK/PAGE # 1/585, RECORDED ON 06/22/2010, COPY NOT AVAILABLE ONLINE

Instrument 2. QUIT CLAIM DEED

Date Recorded: 12/12/1985 Book/Page: 264/1121
Dated: 11/30/1985
Grantor(s): GEMMA L MOSS
Grantee(s): ROBERT DAVID MOSS

TAX INFORMATION

Year:	Property Tax Status:	Due Date:	Amount:
2022	PAID		\$6.68
		Land Value:	\$809.00
		Total Assessed Value:	\$809.00



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MORTGAGES AND DEEDS OF TRUST

Instrument: **MORTGAGE**

Date Recorded: 12/18/1991

Book/Page: 111/630

Dated: 10/16/1991

Original Amount: \$14,000.00

Mortgagor(s): ROBERT DAVID MOSS

Mortgagee(s): UNITED NEW MEXICO BANK

NOTES

RELEASE NOT FOUND THIS MORTGAGE, HENCE SHOWN IN THE REPORT.

JUDGMENTS, UCC, AND LIENS

NO JUDGMENTS, UCC'S, OR LIENS FOUND.

MISCELLANEOUS INSTRUMENTS

NO MISCELLANEOUS INSTRUMENTS FOUND.



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THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

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The Current Owner Search provides ownership and encumbrance information from the time the current owner purchased the property, up to present time. The report will verify property ownership, check property tax status and report on any encumbrances recorded during the current ownership, including: mortgages, taxes, liens and judgments.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Current Owner Search. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Property tax status, when available
- Lien and judgment information (i.e. creditor, amounts, and recording dates)
- Copy of the most recently recorded deed

DISCLAIMER

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SHORT FORM WARRANTY DEED (Joint Tenants)-New Mexico Statutory Form-Approved by State Comptroller as standard form, Oct. 6, 1947

Printed and For Sale by Hall-Porter Press, Inc., Roswell, N.M. Form 308-(Rev. 1-95)

EDDY COUNTY ABSTRACT CO.

WARRANTY DEED (JOINT TENANTS)

Robert David Moss, a single man

for consideration paid, granted to Robert David Moss, a single man, whose address is 105 S. Olive

Carlsbad, New Mexico, his sole and separate property, and James A. Moss a married man dealing in whose address is same

as joint tenants the following real estate in Eddy County, New Mexico:

Lot 19, GUADALUPE MOUNTAINS RECREATIONAL SUBDIVISION UNIT NO. 4, Situated in the N1/2 of Section 30, Township 24 South, Range 22 East, N.M.P.M., Eddy County, New Mexico, as shown on the official plat thereof on file in the office of the County Clerk of Eddy County, New Mexico.

AND

The South 1/3 of Lots 1 and 3, Block 6, GIBSON'S ADDITION to the City of Carlsbad, Eddy County, New Mexico.

with warranty covenants.

WITNESS my hand and seal this 6th day of August 19 97 Robert David Moss (Seal)

NOTARY PUBLIC STATE OF NEW MEXICO County of Eddy

This instrument was acknowledged before me on 6th day of August 19 97 by Robert David Moss, a single man

My Commission expires 6-9 2001 [Signature] Notary Public

STATE OF NEW MEXICO, County of Eddy } ss.

I hereby certify that this instrument was filed for record on the 6 day of August, A. D., 19 97

at 4:32 o'clock P. m., and duly recorded in

Records of said County. Karen Davis County Clerk

By Linda Donaldson Deputy

Rec. No. Fees, \$

Return to

RECEPTION 978832

Document Category: DEATH CERTIFICATE DOCUMENTS

Doc Description: CTF DEATH

Reception No: CTF_DEATH-0001-0585

Book: 0001

Page: 0585

Number of Pages:

Recorded Date: 06/22/2010

Document Status: Recorded and Verified document

Submitted By:

Return To:

Return Address:

Return City:

Return State:

Return Zip:

Notes:

Name Information

Decedent:

MOSS JAMES ALBERT

Date of Death: 05/20/2010

SAMPLE

QUITCLAIM DEED

GEMMA L. MOSS, wife of Robert D. Moss for consideration paid, quit claim ^S to
ROBERT DAVID MOSS, husband of Gemma L. Moss, whose address is

the following described real estate in Eddy County, New Mexico:
The South 1/3 of Lots 1 and 3, Block 6, GIBSON'S ADDITION, to the City of
Carlsbad, Eddy County, New Mexico.

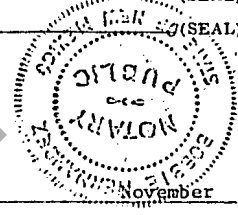
WITNESS My hand and seal this _____ day of November, 19 85.

(SEAL) *Gemma L. Moss* (SEAL)
Gemma L. Moss

(SEAL)

ACKNOWLEDGMENT—Individual (Short Form)

STATE OF NEW MEXICO, } ss.
County of Eddy }
The foregoing instrument was acknowledged before me this 30th day of November, 19 85, by Gemma L. Moss, wife of Robert D. Moss



My Commission expires 1-21, 19 89. *Bobbie Hernandez*
Notary Public

ACKNOWLEDGMENT—Corporation (Short Form)

STATE OF NEW MEXICO } ss.
County of _____ }
The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____
by _____, President
of _____ a _____ corporation
on behalf of said corporation.
My Commission Expires: _____ Notary Public

STATE OF NEW MEXICO, } ss.
County of _____ }
I hereby certify that this instrument was filed for
record on the _____ day of _____
_____, A. D., 19 _____
at _____ o'clock _____ M., and duly recorded in
Book _____ Page _____ of _____

Records of Deeds of said County.

County Clerk
By _____, Deputy
Rec. No. _____ Fees, \$ _____
Return to _____

RECEPTION
48540

SEPARATE PROPERTY AGREEMENT

Pursuant to Sec. 40-3-8, A (5), NMSA 1978 Comp., _____

Robert D. Moss

and Gemma L. Moss, his wife, agree that the

property described as follows:

The South 1/3 of Lots 1 and 3, Block 6, GIBSON'S ADDITION, to the City of Carlsbad, Eddy County, New Mexico.

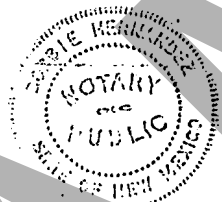
is hereby designated as the separate property of said _____

Robert David Moss and Gemma L. Moss

_____ hereby expressly waives, relinquishes and releases any and all right, title, claim or interest in and to the above described real property.

The parties further agree that all community income of the parties used to acquire or purchase the premises or make repairs or improvements thereon now or in the future, including all community funds or income of the parties used to pay any indebtedness now or hereafter secured by a lien against the premises, is hereby designated as the separate property of ROBERT DAVID MOSS

dated this 30 day of November, 19 85.



Robert D. Moss
Robert D. Moss

Gemma L. Moss
Gemma L. Moss

STATE OF NEW MEXICO)
County of Eddy) ss

The foregoing instrument was acknowledged before me this 30 day of November, 19 85, by Robert D. Moss and Gemma L. Moss, his wife

Ballie Hernandez
Notary Public

RECORDER'S MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.
EDDY COUNTY CLERK

My Commission Expires: 1-21-89

STATE OF NEW MEXICO, County of Eddy, ss. I hereby certify that this instrument was filed for record on the 12 day of December, A. D. 19 85 at 1:21 o'clock P. M., and duly recorded in BOOK 264 PAGE 1121 of the Records of Deeds of said County.

RUTH A. KING, County Clerk

By Jules G. Alvord Deputy