

**ACCEPTANCE AND RATIFICATION OF TUNE TRACT
ROAD & UTILITY MAINTENANCE AGREEMENT**

1. RECITALS

- A. JOHN DOE and JANE DOE, husband and wife, as joint tenants with right of survivorship, are the owners of a _____ (.000) acre property in the Tune Tract, which is more particularly described in a Warranty Deed from (Seller's name here), a single/married man/woman, to JOHN DOE and JANE DOE, a single/married man/woman, filed in Book XXX, pages xxx-xxx, records of Taos County, New Mexico.

- B. At the present time the "DOE" _ acre tract is not bound by the terms of any Road and Utility Maintenance Agreement and the owner is not required to contribute to maintenance of Tune Drive.

- C. There is presently in existence a Road and Utility Maintenance Agreement, filed in Book M-144, pages 845-849, records of Taos County, New Mexico, which governs the maintenance of Tune Drive and other roads in the Tune Tract.

2. ACCEPTANCE AND RATIFICATION OF AGREEMENT

JOHN DOE and JANE DOE, husband and wife, as joint tenants with right of survivorship, hereby accept and ratify the terms and conditions of the Road and Utility Maintenance Agreement filed in Book M-144, pages 845-849, records of Taos County, New Mexico; they specifically agree to pay their share of road maintenance costs pursuant to Section 6 of that Agreement; and they further agree that the terms and conditions of the Road and Utility Maintenance Agreement are an appurtenant benefit and burden which shall run with any future conveyances of their _ acre tract.

WITNESS our hands and seals this _____ day of _____, 20__.

JOHN DOE

JANE DOE

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

This instrument was acknowledged before me on _____, _____, 20__ by JOHN DOE and JANE DOE, husband and wife.

Notary Public

My Commission Expires:
