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Archive

TITLE RESEARCH REPORT

Surface Ownership Report

NW/4 NE/4, Section 14, Township 24 South, Range 28 East, N.M.P.M.
Eddy County, New Mexico

Probable surface owners: 2. Record title is qualified; see the Title Notes.
Records complete through 06/22/2026.

2	40.00	33	34
PROBABLE OWNERS	TRACT ACRES	INSTRUMENTS REVIEWED	TITLE NOTE ENTRIES

Prepared for Brindlewood Resources, LLC · 06/28/2026
SOR-14-24S-28E-NWNE-260628-100000-SMPL

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All ownership determinations and title findings should be independently verified by a licensed title attorney before reliance.

Order Details

Property	NW/4 NE/4, Section 14, Township 24 South, Range 28 East, N.M.P.M.
County	Eddy County, New Mexico
Interest Type	Surface
Records Complete Through	06/22/2026
Instruments Reviewed	33
Total Acres	40.00 acres, more or less
Report Date	06/28/2026
Report ID	SOR-14-24S-28E-NWNE-260628-100000-SMPL
Prepared For	Brindlewood Resources, LLC
Compiled By	Archive Ledger, Inc.

CURRENT SURFACE OWNERSHIP

Owner Name	Interest	Net Acres	Source Document
Mulvane Family Trust	50.00000000%	20.0000	D 247/36
Ravenscroft Family Partnership, LP	50.00000000%	20.0000	D 269/117
TOTAL SURFACE INTEREST	**100.00000000%**	**40.0000**	

Table 1 — Probable current surface ownership for NW/4 NE/4, Section 14, Township 24 South, Range 28 East, N.M.P.M., Eddy County, New Mexico. Record title is qualified; see the Title Notes for the record owner, the defect and the curative notes. Net acres apportion the tract acreage by interest; the source document is the instrument relied on.

Mulvane Family Trust: tenant in common; the undivided one-half interest T.R. Mulvane took by the April 17, 1969 warranty deed, conveyed by him into the trust. Source document: Quitclaim Deed, 11/12/1989, D 247/36.

Ravenscroft Family Partnership, LP: tenant in common; the undivided one-half interest Marguerite S. Ravenscroft held as surviving joint tenant, conveyed by her into the partnership. Source document: Quitclaim Deed, 12/04/1986, D 269/117.

Tenancy: Tenancy in Common

Confidence: High — verified by an Archive analyst

Records Coverage: Every recorded instrument in the official records of the Eddy County Clerk's Office and of the Fifth Judicial District Court for Eddy County, New Mexico for these lands, from the inception of the records through 06/22/2026; an instrument recorded after that date may not be reflected.

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Section Diagram — Section 14, Township 24 South, Range 28 East

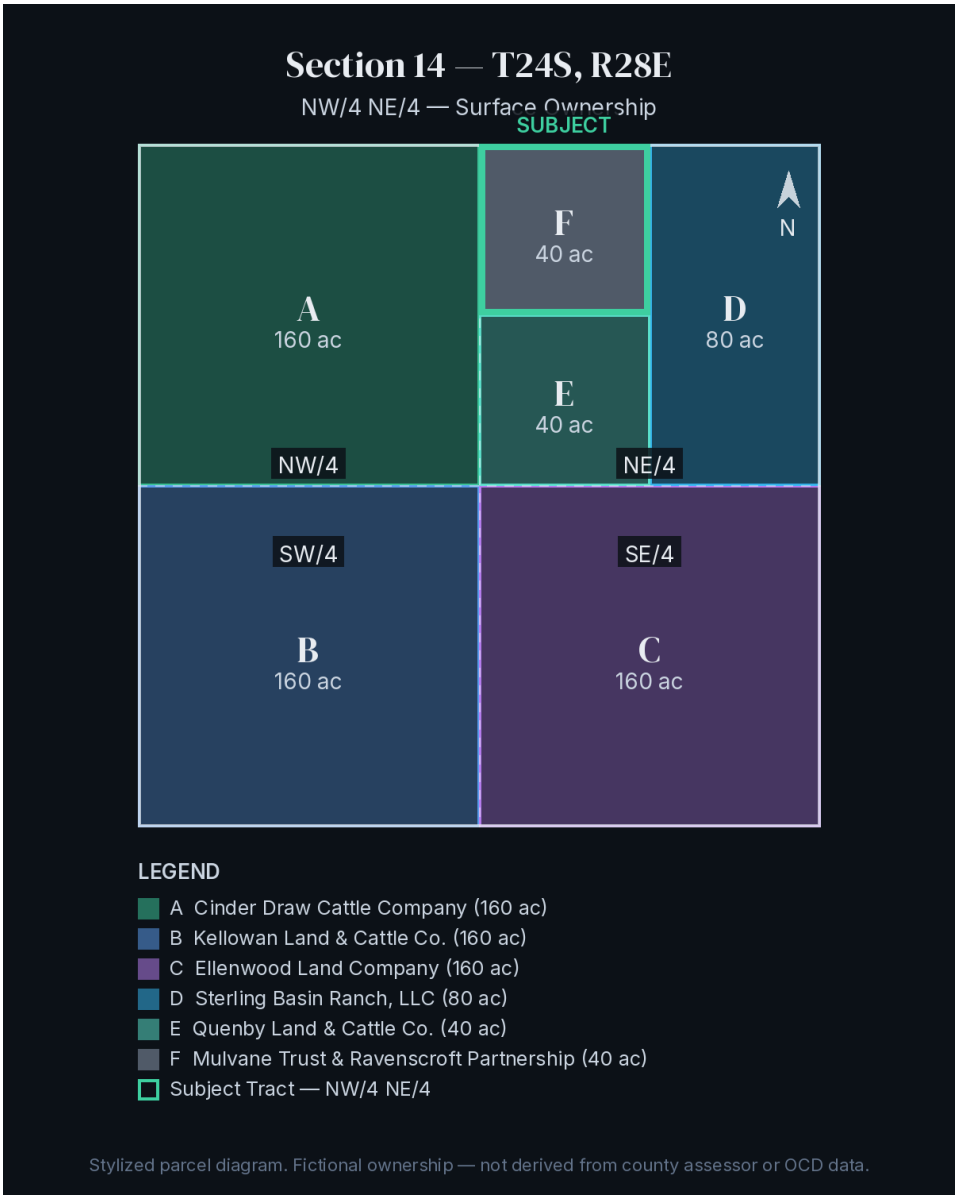

Figure 1 — Surface ownership diagram for Section 14, Township 24 South, Range 28 East, stylized for this fictional sample; a delivered report renders it over current satellite imagery from public land and county assessor records.

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TITLE NOTES

The following instruments of public record affect or relate to the surface title of the subject lands. Instruments are grouped by transaction type and listed chronologically within each group.

1. SOURCE OF TITLE

A. PATENT (P 1/171), dated 05/19/1892, from United States of America to J.R. Thornton. Conveying 100.00000000% surface interest.

i. The patent recites vested and accrued water rights and reserves a right-of-way for ditches and canals constructed under the authority of the United States.

2. CHAIN OF TITLE

A. WARRANTY DEED (D 3/32), dated 10/25/1892, from J.R. Thornton to Merrivale Land Company. Conveying 100.00000000% surface interest.

B. QUITCLAIM DEED (D 6/200), dated 09/03/1895, from Merrivale Land Company to Heronford Canal Company. Conveying 100.00000000% surface interest.

C. SPECIAL MASTER'S DEED (D 7/576), dated 01/10/1901, from Heronford Canal Company to Sallowford Water Company. Conveying 100.00000000% surface interest.

D. WARRANTY DEED (D 15/289), dated 03/15/1905, from Sallowford Water Company to Quenby Land & Cattle Company. Conveying 100.00000000% surface interest.

E. WARRANTY DEED (D 22/114), dated 11/08/1910, from Quenby Land & Cattle Company to W.F. Dawson. Conveying an undivided 50.00000000% surface interest.

F. WARRANTY DEED (D 22/116), dated 11/08/1910, from Quenby Land & Cattle Company to M.E. Wyncoop. Conveying an undivided 50.00000000% surface interest.

G. WARRANTY DEED (D 57/188), dated 03/22/1929, from M.E. Wyncoop to J.R. Kellowan. Conveying an undivided 50.00000000% surface interest.

H. WARRANTY DEED (D 70/344), dated 06/12/1939, from J.R. Kellowan to Kellowan Land & Cattle Company. Conveying an undivided 50.00000000% surface interest.

I. WARRANTY DEED (D 83/121), dated 11/18/1945, from Eleanor Dawson Hatch to Cinder Draw Cattle Company. Conveying an undivided 50.00000000% surface interest.

J. QUITCLAIM DEED (D 88/219), dated 01/10/1958, from Surviving Spouse and Heirs of Eleanor Dawson Hatch to Cinder Draw Cattle Company. (No additional surface interest transferred — curative quitclaim joining the surviving spouse and heirs of Eleanor Dawson Hatch to confirm the 1945 conveyance and release any community or marital interest.)

K. WARRANTY DEED (JOINT TENANTS) (D 162/291), dated 12/16/1959, from Kellowan Land & Cattle Company to R.E. Ravenscroft and Marguerite S. Ravenscroft, as joint tenants. Conveying an undivided 50.00000000% surface interest, as joint tenants.

L. WARRANTY DEED (D 113/48), dated 04/17/1969, from Cinder Draw Cattle Company to T.R. Mulvane. Conveying an undivided 50.00000000% surface interest.

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M. QUITCLAIM DEED (D 269/117), dated 12/04/1986, from Marguerite S. Ravenscroft to Ravenscroft Family Partnership, LP. Conveying an undivided 50.00000000% surface interest.

N. QUITCLAIM DEED (D 247/36), dated 11/12/1989, from T.R. Mulvane to Mulvane Family Trust, T.R. Mulvane, Trustee. Conveying an undivided 50.00000000% surface interest.

3. TAX SALES AND ADJUDICATIONS

A. DECREE QUIETING TITLE — Court Adjudication (MISC 12/305), dated 04/09/1918, from District Court of Eddy County (Wyncoop v. Castellow) to M.E. Wyncoop. (No additional surface interest transferred — confirms M.E. Wyncoop's undivided 50% interest.)

i. Quiet-title decree confirming M.E. Wyncoop against the adverse claim of H.D. Castellow; does not create new surface ownership.

B. DECREE OF DISTRIBUTION — Court Adjudication (MISC 41/77), dated 06/03/1931, from Estate of William F. Dawson, deceased to Eleanor Dawson Hatch. Conveying an undivided 50.00000000% surface interest.

i. The decree distributes the undivided one-half surface interest of William F. Dawson, deceased, to Eleanor Dawson Hatch.

C. TAX DEED — Tax Sale (TXD 4/210), dated 11/03/1936, from Eddy County Treasurer to State of New Mexico. Conveying tax title to the undivided 50.00000000% interest assessed to Eleanor Dawson Hatch.

i. Tax sale for delinquent 1933–1935 taxes on the Dawson undivided 50% interest. Redeemed — see TXD 6/55.

D. TAX DEED (REDEMPTION) — Tax Sale (TXD 6/55), dated 09/14/1939, from State of New Mexico to Eleanor Dawson Hatch. (No additional surface interest transferred — redemption restoring the undivided 50% interest to Eleanor Dawson Hatch.)

i. Redeemed within the statutory period; title restored with no break in the chain.

E. PROBATE — Court Adjudication (Court Case No. PB-85-117), dated 10/07/1985, from Estate of R.E. Ravenscroft, deceased to Marguerite S. Ravenscroft. (No additional surface interest transferred — vests in the surviving joint tenant, Marguerite S. Ravenscroft.)

i. The order recites the death of R.E. Ravenscroft and the survivorship of Marguerite S. Ravenscroft as joint tenant under the December 16, 1959 warranty deed (D 162/291).

4. ENCUMBRANCES AND LIENS

A. [ADVISORY] DEED OF TRUST — Surface Encumbrance (MTG 3/522). Deed of trust from Heronford Canal Company to First National Bank of Querencia securing a $2,500.00 note; the surface lands described include the subject tract. The Release of Deed of Trust recorded in MTG 9/14 (filed 02/24/1900) releases it.

B. [ADVISORY] MORTGAGE — Surface Encumbrance (MTG 25/88). Mortgage from W. F. Dawson to Stroudwater Savings Bank securing an $1,800.00 note against his undivided one-half interest in the subject tract. No release of this mortgage is identified of record (Curative Note A).

C. [ADVISORY] PIPELINE RIGHT-OF-WAY — Surface Encumbrance (ROW 22/140). Right-of-way grant to Harrowby Pipeline Company of a surface easement across Section 14 for a buried natural-gas transmission line; both cotenants of record joined. The described route crosses the subject tract.

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D. [ADVISORY] RIGHT-OF-WAY EASEMENT — Surface Encumbrance (ROW 18/55). Pipeline right-of-way granting Ravelstone Pipeline Company a 50-foot surface easement across the NW/4 NE/4 for a buried gathering line.

E. [ADVISORY] ELECTRIC TRANSMISSION EASEMENT — Surface Encumbrance (ROW 41/388). Overhead electric transmission and distribution line easement to Sotol Mesa Electric Cooperative across the NW/4 NE/4; all cotenants of record joined.

5. TITLE OBSERVATIONS

A. [OBSERVATION] AFFIDAVIT (MISC 612/88). An affidavit of partnership authority is of record and names the general partner of Ravenscroft Family Partnership, LP; it recites facts rather than conveying an interest, and the reported ownership does not rest on it.

B. [OBSERVATION] AFFIDAVIT OF SUCCESSOR TRUSTEE (MISC 705/19). An affidavit naming the successor trustee of the Mulvane Family Trust is of record; it recites facts rather than conveying an interest, and the reported ownership does not rest on it.

6. CURATIVE NOTES

A. [CURATIVE NOTE] The February 14, 1912 Mortgage (MTG 25/88) from W. F. Dawson to Stroudwater Savings Bank secures an $1,800.00 note against an undivided one-half interest in the subject tract, and no release of it is identified of record. A recorded release of the mortgage or a court determination of its status is commonly associated with this matter. Whether any of these is appropriate or sufficient here is for your title attorney to determine.

B. [CURATIVE NOTE] The October 7, 1985 probate order (Court Case No. PB-85-117) recites the death of R.E. Ravenscroft and the survivorship of Marguerite S. Ravenscroft as joint tenant; no affidavit of death or certified death record is identified of record. A recorded affidavit of death of joint tenant is commonly associated with this matter. Whether it is appropriate or sufficient here is for your title attorney to determine.

C. [CURATIVE NOTE] Record title is held by the Mulvane Family Trust and by Ravenscroft Family Partnership, LP; the trustee in office and the general partner of record are identified only by affidavits (MISC 705/19; MISC 612/88). A recorded certification of trust and recorded evidence of the general partner's authority are commonly associated with identifying who may convey for each owner. Whether any of these is appropriate or sufficient here is for your title attorney to determine.

7. GENERAL NOTES

A. Correction Instrument — AFFIDAVIT OF SCRIVENER'S ERROR (MISC 201/77). The affidavit states that the November 18, 1945 Warranty Deed (D 83/121) describes the NW/4 NW/4 of Section 14 in place of the NW/4 NE/4; the grantor's vested interest (Decree of Distribution, MISC 41/77) and the deed's granting clause concern the NW/4 NE/4. The affidavit states no new conveyance.

B. WARRANTY DEED (D 83/121). Eleanor Dawson Hatch signed the November 18, 1945 deed alone. The Quitclaim Deed recorded in D 88/219 (filed 01/24/1958), by her surviving spouse and heirs, joins in and confirms the 1945 conveyance to Cinder Draw Cattle Company.

C. The record names W.F. Dawson (D 22/114), W. F. Dawson (MTG 25/88) and William F. Dawson (MISC 41/77). The report treats these names as one person because the names agree and the instruments

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follow one another in the chain of title; no recorded instrument expressly states that they identify the same person.

D. TAX DEED (TXD 4/210). The 1936 tax sale of the undivided one-half interest assessed to Eleanor Dawson Hatch was redeemed by the Tax Deed (Redemption) recorded in TXD 6/55 (filed 09/22/1939), which restored that interest to her.

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COMPILATION STATEMENT

This Surface Ownership Report was compiled by Archive Ledger, Inc. from the instruments in the official records of the Eddy County Clerk's Office and of the Fifth Judicial District Court for Eddy County, New Mexico that affect the surface estate of the subject lands, from the inception of the records through 06/22/2026. An instrument recorded after that date is not reflected.

Sample Analyst
Electronically signed 06/28/2026 at 16:00:00 UTC

Archive Ledger, Inc.
Archive Title Examination System
Date: 06/28/2026

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