

Appendix H, Chain of Title

1815*

“Juan de Diós Peña, Francisco Ortiz and Juan Bautista Aguilar Petition for Lands Outside the League of Pecos, 1815,” Alexander Valle Grant, U. S. Surveyor General's file 18, report 54, microfilm reel 14, Bureau of Land Management, Santa Fe. The original description included land *west* of Pecos Pueblo grant, later revised to lands on the *north*.

1826*

Juan Estavan Pino acquires what would become Valle grant. Alexander Valle Grant, U. S. Surveyor General's file 18, report 54, microfilm reel 14, BLM, Santa Fe.

1852, May 31*

Justo Pastor Pino and Gertrudis Rascon to Alexander Valle. Book D, p. 3, San Miguel County Recorder's Office, Las Vegas, New Mexico and copy in Alexander Valle Grant, U. S. Surveyor General's file 18, report 54, microfilm reel 14, BLM, Santa Fe.

1854

160 acre “donation lands” claims allowed to residents of the territory. Record of Valle claim to Pigeon's ranch site yet to be found.

1865

Alexander Valle to George Hebert, sale of possessory claim to “Pigeon's Ranch,” no details. No public record. Based on Alexander Valle affidavit, July 25, 1870, Rejected Claim of Alexander Valle, Folder 49, Claims Considered and Rejected, Box 148, Record Group 92, Records of the Office of the Quartermaster, National Archives and Records Center (NARS), Washington, D. C..

1883, September 24

George Hebert files for 160 acre homestead.
Book P, p. 301, Recorder's Office, Santa Fe County, Santa Fe.

1887, June 3

George Hebert to *William* B. Taber, quitclaim deed to homestead claim
Book P, p. 301, Recorder's Office, Santa Fe County, Santa Fe.

* The Alexander Valle Grant as initially described included the lands on what became Pigeon's Ranch. The re-description and the 1860 Congressionally confirmed Valle grant greatly reduced the size of the claimed land (to 574 acres, later appealed and about doubled in size) and allowed only land *north* of Pecos Village in the Pecos River canyon, ten miles east of Pigeon's Ranch. Valle received patent to the land in 1864. Valle, as possessor of a grant claim, could not also claim public domain under the various homestead acts (in this case, a “donation lands claim”), thus forcing his sale of improvements at Pigeon's Ranch.

1887, August 6

Walter M. Taber files for 160 acre homestead, Section 34, T16N, R11E
Book V, p. 83, Recorder's Office, Santa Fe County, Santa Fe.

1891, August 4

United States of America to *Walter M. Taber*, title to 160 acres homestead, recorded
Book X, p. 201, Recorders Office, Santa Fe County.
NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the S $\frac{1}{2}$ of the NE $\frac{1}{4}$, and NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, T 16 N, R 11
E. 160 acres.

1892, May 24

William B. and Sarah Taber to Walter M. Taber, quitclaim deed to 160 acre homestead
claim.
Book X, p. 233, Recorder's Office, Santa Fe County, Santa Fe.

1922, July 19

Martha B. Taber to County of Santa Fe, road right of way, thirty feet, Canoncito to Pecos
Highway.
Book 10, p. 29, Recorder's Office, Santa Fe County, Santa Fe.

1926, November 1

Martha B. Taber to Thomas L. Greer, warranty deed for 160 acres of Taber homestead,
less 2 acres.
Book 6, p. 326, Recorder's Office, Santa Fe County.

1942, January 17

Thomas Greer to Santa Fe County, Road easement,
Book 24, p. 634, Recorder's Office, Santa Fe County.

1965,

Thomas L. Greer to Nathaniel William Greer *et. ux.*, 160 acres homestead less 2 acres.
Book 223, p. 113, Recorder's Office, Santa Fe County, Santa Fe.

1971, December 20

Nathaniel Greer to William and Joyce Mahan, lease with option to purchase, 160 acres
homestead less 2 acres.
Misc. Documents Book 287, p. 310, Recorder's Office, Santa Fe County.

1977, December 13

Nathaniel Greer to William and Joyce Mahan
Amendment to above lease reserving $\frac{1}{4}$ acre plot for Greer family cemetery.
Book 357, p. 798, Recorder's Office, Santa Fe County.

1977, December 27,

William and Joyce Mahan to Julian H, Sr. and Louise Burttram, assign lease with option to purchase, of Greer property, 160 acres homestead less 2 acres.

Book 357, p. 816, Recorder's Office, Santa Fe County.

1978, January 17,

Nathan Greer to Julian and Louise Burttram, 160 acres less 2 acres.

Book 357, p. 816, Recorder's Office, Santa Fe County.

1979, June 18

Julian and Louise Burttram to Gene and Eloisa Jones, 10.198 acres (Pigeon's ranch),

Book 383, p. 433, Recorder's Office, Santa Fe County.

1981, April 10

Eloisa Jones to Linda Frye, 10.198 acres.

Book 418, p. 928, Recorder's Office, Santa Fe County.

1981, October 2

Linda Frye and Cindy Conklin to Historic Preservation Bureau, State of New Mexico, preservation easement for 20 years, 3 acres (Pigeon's ranch).

Book 428, p. 757, Records Office, Santa Fe County.

1984, May 22

Linda Frye and Cindy Conklin to Jennifer Donald, 10.198 acres.

Book 491, p. 220, Recorder's Office, Santa Fe County.

1990, September 21

Jennifer Donald to Conservation Fund, 10.198 acres.

Book 695, p. 270, Recorder's Office, Santa Fe County.

1992, December 30

National Park Service land files, Santa Fe, show that the 10.198 acres were, on September 21, 1990, leased by the Conservation Fund to the National Park Service for 3 years; that on December 30, 1992, the Conservation Fund sold to the U. S. Government, National Park Service, the 10.198 acres; and that on March 22, 1993, pursuant to NPS' request, the Conservation Fund secured from Jennifer and David Dangaran, a quitclaim deed for the parcel and Pigeon's ranch house; and on April 30, 1993, NPS secured a quitclaim deed from the Historic Preservation Division, State of New Mexico, for its easement on the property.

