

STATE OF NEW MEXICO  
ENERGY, MINERALS AND NATURAL RESOURCES DEPARTMENT  
OIL CONSERVATION DIVISION

IN THE MATTER OF THE HEARING CALLED  
BY THE OIL CONSERVATION DIVISION FOR  
THE PURPOSE OF CONSIDERING:

APPLICATION OF MANZANO, LLC FOR                      CASE NO. 16341  
APPROVAL OF THE MORRISON SAN ANDRES  
STATE EXPLORATORY UNIT, ROOSEVELT  
COUNTY, NEW MEXICO.

REPORTER'S TRANSCRIPT OF PROCEEDINGS

EXAMINER HEARING

August 9, 2018

Santa Fe, New Mexico

BEFORE:   SCOTT DAWSON, CHIEF EXAMINER  
            LEONARD LOWE, TECHNICAL EXAMINER  
            DAVID K. BROOKS, LEGAL EXAMINER

This matter came on for hearing before the  
New Mexico Oil Conservation Division, Scott Dawson,  
Chief Examiner, Leonard Lowe, Technical Examiner, and  
David K. Brooks, Legal Examiner, on Thursday, August 9,  
2018, at the New Mexico Energy, Minerals and Natural  
Resources Department, Wendell Chino Building, 1220 South  
St. Francis Drive, Porter Hall, Room 102, Santa Fe, New  
Mexico.

REPORTED BY:   Mary C. Hankins, CCR, RPR  
                     New Mexico CCR #20  
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## 1 APPEARANCES

2 FOR APPLICANT MANZANO, LLC:

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 6

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1 (1:31 p.m.)

2 EXAMINER DAWSON: Okay. We'll go back in  
3 session -- in hearing, and the next case we're going to  
4 hear is number two on the list, which is Case Number  
5 16341, and it's an application of Manzano, LLC for  
6 approval of the Morrison San Andres State Exploratory  
7 Unit, Roosevelt County, New Mexico.

8 Please call for appearances.

9 MR. LARSON: Good afternoon, Mr. Examiner.  
10 Gary Larson, with Hinkle Shanor, Santa Fe, for the  
11 Applicant, Manzano, LLC. I have two witnesses.

12 EXAMINER DAWSON: All right. Anyone else?

13 Okay. Can your witnesses please stand and  
14 be sworn in by the court reporter?

15 (Mr. McClelland and Mr. Worrall sworn.)

16 EXAMINER DAWSON: When you're ready,  
17 Mr. Larson.

18 MR. LARSON: Thank you.

19 NICK C. MCCLELLAND,  
20 after having been first duly sworn under oath, was  
21 questioned and testified as follows:

22 DIRECT EXAMINATION

23 BY MR. LARSON:

24 Q. Good afternoon, Mr. McClelland.

25 A. Good afternoon.

1           Q.    State your full name for the record.

2           A.    Nick Cavin McClelland.

3           Q.    And where do you reside?

4           A.    Roswell, New Mexico.

5           Q.    And by whom are you employed and in what  
6 capacity?

7           A.    Manzano, LLC, and I'm the land manager.

8           Q.    And what is the focus of your responsibilities  
9 as the land manager at Manzano?

10          A.    I manage Manzano's land assets in southeast New  
11 Mexico.

12          Q.    And are you familiar with the land matters that  
13 pertain to Manzano's application?

14          A.    Yes.

15          Q.    Have you previously testified at a Division  
16 hearing?

17          A.    Yes.

18          Q.    And were you qualified as an expert in  
19 petroleum land matters?

20          A.    Yes.

21                   MR. LARSON:  Mr. Examiner, I tender  
22 Mr. McClelland as an expert in petroleum land matters.

23                   EXAMINER DAWSON:  No objection?

24                   So Mr. McMillan will be admitted as an  
25 expert --

1 MR. LARSON: It's McClelland.

2 EXAMINER DAWSON: Mr. McClelland will be  
3 admitted as an expert in land matters.

4 Thank you for that correction.

5 Q. (BY MR. LARSON) Would you identify the document  
6 marked as Exhibit 1?

7 A. Yes. This is an executed unit agreement for  
8 the Morrison San Andres Unit.

9 Q. And is this a true and correct copy of the unit  
10 agreement?

11 A. Yes.

12 Q. Has Manzano made a revision to the State Land  
13 Office's form agreement?

14 A. Yes.

15 Q. And why is that?

16 A. Commissioner Dunn is requiring us to drill a  
17 second well.

18 Q. It's a second obligation well?

19 A. Yes.

20 Q. And is there an existing producing well within  
21 the unit area?

22 A. Yes.

23 Q. I'd direct your attention to paragraph eight on  
24 page 4. The exhibits are marked in the lower,  
25 right-hand corner with page numbers. Does the red-line

1 language address the requirement that Manzano commence  
2 drilling a second obligation well?

3 A. Yes.

4 Q. And what percentage of the unit is state lands?

5 A. It is a little over 86 percent.

6 Q. And is Manzano the record title holder and  
7 owner of 100 percent of the interest in the state lands?

8 A. Yes.

9 Q. And is the remaining acreage fee?

10 A. Yes.

11 Q. And what percentage of the working interest in  
12 the fee acreage does Manzano hold?

13 A. Manzano has about 92.4 percent of fee acreage.

14 Q. And I'll direct your attention to Exhibit A to  
15 the unit agreement, which appears on page 9.

16 A. Yes. This is a map of the unit area.

17 Q. And does the bold black line indicate the  
18 boundaries of the unit?

19 A. Yes.

20 Q. Does the map identify the state leases that are  
21 to be included in that?

22 A. Yes.

23 Q. How many of those state leases are there?

24 A. 13.

25 Q. I'd next direct your attention to Exhibit B to

1 the unit agreement, which starts on page 10 of Exhibit  
2 1, and ask you to identify it.

3 A. This is the scheduled ownership of the Morrison  
4 San Andres Unit.

5 Q. And does Exhibit B identify all of the lessees  
6 of record and all of the working overriding royalty  
7 interests in the area?

8 A. Yes.

9 Q. And finally, I'll direct your attention to  
10 Exhibit C to the unit agreement, which appears on pages  
11 18 and 19 of Exhibit 1.

12 A. This is the scheduled tract participation  
13 within the Morrison San Andres Unit.

14 Q. What is the total acreage in the proposed unit?

15 A. It's 4,317.44 acres, more or less.

16 Q. And is Manzano prepared to execute the unit  
17 agreement in the form of Exhibit 1?

18 A. Yes.

19 Q. What formation is Manzano seeking to unitize?

20 A. The San Andres.

21 Q. What are the upper and lower depths of the  
22 unitized --

23 A. The upper depth is located at 2,181 feet, and  
24 the lower depth is located at 4,523 feet.

25 Q. And are there any depth exceptions in that

1 interval?

2 A. No.

3 Q. Would you next identify the document marked as  
4 Exhibit 2?

5 A. This is the July 6th letter from Commissioner  
6 Aubrey Dunn.

7 Q. And is Exhibit 2 a true and correct copy of  
8 Commissioner Dunn's letter?

9 A. Yes.

10 Q. Does the letter indicate Commissioner Dunn's  
11 preliminary approval of the proposed exploratory unit?

12 A. Yes.

13 Q. And did Manzano notify the State Land Office of  
14 today's hearing?

15 A. Yes.

16 Q. And did Manzano also notify all of the lessors,  
17 lessees, mineral interest owners and royalty interests  
18 identified in Exhibit B to the unit agreement?

19 A. Yes.

20 Q. Would you identify the document marked as  
21 Exhibit 3?

22 A. This is a sample notice letter and a list of  
23 the parties to whom the notice letters were sent.

24 Q. And did you prepare the list of the parties  
25 entitled to notice?



1           A.     Yes.

2           Q.     And the sample letter in Exhibit 3 is  
3     indicative of the same letter that was sent to everybody  
4     on that list?

5           A.     Yes.

6           Q.     Did Manzano make a good-faith effort to obtain  
7     good addresses for all the parties notified in Exhibit  
8     3?

9           A.     Yes.

10          Q.     Did Manzano also publish notice of today's  
11     hearing in the "Eastern New Mexico News"?

12          A.     Yes.

13          Q.     Would you identify the document marked as  
14     Exhibit 4?

15          A.     This is the Affidavit of Publication.

16          Q.     Is Exhibit 4 a true and correct copy of that  
17     affidavit?

18          A.     Yes.

19          Q.     And does the affidavit identify the publication  
20     date as being July 19th?

21          A.     Yes.

22          Q.     In your opinion, does the proposed exploratory  
23     unit cover an area that can reasonably be developed  
24     under a unit plan?

25          A.     Yes.

1           Q.    And in your opinion, will the granting of  
2   Manzano's application serve the interest of  
3   conservation, the protection of correlative rights and  
4   the prevention of waste?

5           A.    Yes.

6                   MR. LARSON:   With that, Mr. Examiner, I  
7   move the admission of Exhibits 1 through 4.

8                   EXAMINER DAWSON:   No objections?

9                   Exhibits 1 through 4 will be admitted to  
10   the record at this time.

11                   (Manzano, LLC Exhibit Numbers 1 through 4  
12   are offered and admitted into evidence.)

13                  MR. LARSON:   And I will pass the witness.

14                  EXAMINER DAWSON:   Any questions, Leonard?

15                  EXAMINER LOWE:   No questions at this time.

16                  EXAMINER DAWSON:   David?

17                  EXAMINER BROOKS:   No questions -- oh, I did  
18   have one.

19                               CROSS-EXAMINATION

20   BY EXAMINER BROOKS:

21           Q.    This was just -- when we were looking at page  
22   9, I believe it was, the plat -- yeah -- you said the  
23   state leases were identified on there.   How were they  
24   identified?   I can't see any identification.

25           A.    We've just got them identified by their serial

1     number.  It's in the -- in the body of the section.

2           Q.     Okay.  So the leases that have serial numbers  
3     are all state leases?

4           A.     Yes, sir.

5           Q.     Okay.  Thank you.

6                               CROSS-EXAMINATION

7     BY EXAMINER DAWSON:

8           Q.     And those leases are also further identified in  
9     your Exhibit B, correct?

10          A.     Yes.

11          Q.     And you do have a -- of course, there's  
12     participation after discovery, but there is also a  
13     drilling contraction after five years in the unit  
14     agreement?

15          A.     Uh-huh.

16          Q.     Okay.  And --

17                       MR. LARSON:  You need to say yes or no.

18                       THE WITNESS:  Yes.  Sorry.

19          Q.     (BY EXAMINER DAWSON) And you do plan on fully  
20     developing this unitized area, correct?

21          A.     Yes.

22          Q.     That's the all questions I have.  Thank you  
23     very much.

24                       MR. LARSON:  I have nothing further for  
25     this witness.

1                   EXAMINER DAWSON: You can call your next  
2 witness.

3                   Oh, I have one more question or a couple  
4 other questions, actually.

5           Q.    (BY EXAMINER DAWSON) So there has already been  
6 a well drilled within the unit --

7           A.    Yes.

8           Q.    -- in the proposed unitized formation?

9           A.    Yes.

10          Q.    And so how will that well be treated, like the  
11 royalty string? Is that just going to be included in  
12 the unit? Is that how the State Land Office wanted it,  
13 or do you know?

14          A.    We didn't -- we didn't address that.

15          Q.    But they were okay with that unit already  
16 having a producing well on it, right?

17          A.    Yes, as long as we drill the second obligation  
18 well.

19          Q.    Okay. And there will be no -- no new pool  
20 created for the unit? I mean, you're going to use the  
21 existing pools that are within the unitized area?

22          A.    Yes.

23          Q.    Okay. That's all the questions I have. Thank  
24 you.

25          A.    Thank you.

1                               JOHN WORRALL,  
2           after having been previously sworn under oath, was  
3           questioned and testified as follows:

4                               DIRECT EXAMINATION

5   BY MR. LARSON:

6           Q.    **Good afternoon, Mr. Worrall.**

7           A.    Good afternoon.

8           Q.    **Would you state your full name for the record?**

9           A.    John Worrall.

10          Q.    **And where do you reside?**

11          A.    Roswell, New Mexico.

12          Q.    **And what is your position at Manzano?**

13          A.    I'm a partner and a geologist.

14          Q.    **And are you familiar with the geologic aspects**  
15 **of Manzano's applications?**

16          A.    Yes, I am.

17          Q.    **Have you previously testified at a Division**  
18 **hearing?**

19          A.    Yes.

20          Q.    **Were you qualified as an expert petroleum**  
21 **geologist?**

22          A.    Yes.

23                       MR. LARSON:  Mr. Examiner, I tender  
24 Mr. Worrall as an expert in petroleum geology.

25                       EXAMINER DAWSON:  Mr. Worrall will be

1 admitted as an expert in petroleum geology at this time.

2 Q. (BY MR. LARSON) Is the San Andres Formation,  
3 the proposed unit, part of the Northwest Shelf?

4 A. Yes, it is.

5 Q. And what's the primary objective of the  
6 unitized area?

7 A. In this area, the horizon we're going after is  
8 called the P3. It's a little deeper than most of  
9 the San Andres production area. It's a dolomite that's  
10 stratigraphically tapped -- trapped, and it covers a  
11 wide area.

12 Q. So is there anything you'd like to add in terms  
13 of a general description of the geology of the interval?

14 A. It's underlain by an anhydrite, capped by an  
15 anhydrite, underlain by the P4, which is wet. So we're  
16 really just targeting the P3 zone. It's about 120 feet  
17 thick.

18 Q. Would you identify the document marked as  
19 Exhibit 5?

20 A. Exhibit 5 is a structure map on top of this San  
21 Andres P3 zone.

22 Q. And did you prepare this exhibit?

23 A. I did.

24 Q. Is there any horizontal drilling in the San  
25 Andres in the vicinity of the proposed well?

1           A.     There's been four horizontal wells drilled on  
2     this map, one of which, in Section 21 and 16, is inside  
3     of the unit boundary, which is shown in black. It's  
4     called the Domino.

5           **Q.     And what does this structure map tell you about**  
6     **the prospects from Manzano San Andres horizontal wells**  
7     **within the unitized area?**

8           A.     Below sea level, we've seen several wells that  
9     are wet in the P3. Above that, it's hydrocarbon-  
10    bearing, so we're mainly trying to stay above zero feet  
11    sea level. And this unit will be anywhere from 380 or  
12    200 -- about 180 feet above sea level. So it should all  
13    be --

14          **Q.     And have you analyzed the issue of any faulting**  
15    **or any other geologic impediments within the --**

16          A.     At the San Andres interval, there is no  
17    faulting. It's just draping over the deeper structure.

18          **Q.     Would you next identify the document marked as**  
19    **Exhibit 6?**

20          A.     Exhibit 6 is a PhiH isopach map of the P3 zone.

21          **Q.     And did you also prepare this map?**

22          A.     Yes, I did.

23          **Q.     And what offset wells are identified on your**  
24    **isopach map?**

25          A.     So on the map, the Domino is shown with the

1 green circle, the Tupelo Honey and the Brown Eyed Girl.  
2 Those are three wells. We had about 20,000 acres leased  
3 here, and we've got three wells to date. And with those  
4 wells, we've learned where we want to focus our efforts  
5 in the future, where this map identifies the thickest  
6 pay zone.

7 **Q. And generally speaking, what is your isopach**  
8 **map intended to depict?**

9 A. So a PhiH map is simply the thickness of the  
10 P zone -- P3 zone averaged every 2 feet times the  
11 porosity. So you come up with a reservoir thickness in  
12 terms of PhiH. The Brown Eyed Girl was around 5-1/2  
13 PhiH along the length of the lateral. The Tupelo Honey  
14 was around 6. The well we just drilled was about 8-1/2  
15 average PhiH, and it made a big difference. It was the  
16 best well by far.

17 **Q. Would you identify the document marked as**  
18 **Exhibit 7?**

19 A. Exhibit 7 is a zoom-in of just the unit area  
20 showing the PhiH map. It also shows the location of the  
21 cross section.

22 **Q. And did you also prepare this exhibit?**

23 A. Yes, I did.

24 **Q. And what is this exhibit intended to depict?**

25 A. It shows that the reservoir up here in the unit



1 area ranges from 7 to 15 PhiH. Whereas, our Brown Eyed  
2 Girl was around 5 PhiH along the length of the lateral.  
3 So this is the area that we think can be developed at  
4 current economics. We just finished -- we've had six  
5 months' production of the Domino well, which averaged  
6 around 8-1/2 PhiH. It went right past the well that has  
7 8.73, and that is a commercial well.

8 **Q. And does Exhibit 7 show the existing producing**  
9 **well within the unit area?**

10 A. Yes. That's the one I was just referring to in  
11 Section 21, along the west half-west half of 16.

12 **Q. That's called the Domino?**

13 A. That's called the Domino.

14 **Q. And is the well shown as a dotted line the**  
15 **second obligation well?**

16 A. In Section 9, east half-west half, going on up  
17 into that little portion of Section 4, that's our next  
18 location. It's an obligation well.

19 **Q. Would you identify the final exhibit, which is**  
20 **Number 8?**

21 A. Exhibit 8, there is a cross section that goes  
22 through wells 1 through 4. It's a structural cross  
23 section hung on the top of the P3 zone -- I'm sorry -  
24 stratigraphic cross section.

25 **Q. And it also includes the P3 map?**

1           A.    Yeah, location.

2           **Q.    And did you prepare the cross section?**

3           A.    Yes, I did.

4           **Q.    And what is the orientation of the Domino well**  
5 **within the unit area?**

6           A.    The Domino well is on the north -- going  
7 north-south from Section 21 up into Section 16.

8           **Q.    And do you anticipate that the second**  
9 **obligation well will have the same orientation?**

10          A.    Yes.  What we're trying to do is drill through  
11 that PhiH thick where it's around 15 PhiH.  It will be  
12 north-south, so we can cross as many fractures as  
13 possible.

14          **Q.    And do you anticipate that the north-south**  
15 **orientation will be the preferred orientation throughout**  
16 **the unitized interval?**

17          A.    Yes.  Our induced-fracture direction generally  
18 runs east-west in this area.

19          **Q.    And how thick is the pay in the unitized**  
20 **interval?**

21          A.    As you can see from various vertical old wells,  
22 it ranges from around 7 on up to 15.28.  We're going to  
23 start on the west side and continue to develop from west  
24 to east, from thickest to thinnest.  Our first well,  
25 like I said, averaged 8-1/2.  It came in at 300 barrels

1 a day, and it's currently making about 100 barrels a day  
2 after seven months. And so our next well, we're going  
3 to even be thicker, about 40 percent thicker on the next  
4 well.

5 Q. And at this point in time, does Manzano have an  
6 initial development plan for the unit?

7 A. Yes. We've got this next well. It's called  
8 the Mystic, designed for about three months from now.

9 Going forward, we would develop this  
10 primarily with one- to one-and-a-half-mile laterals.  
11 Five per section is the plan, using a common central  
12 tank battery, which we've already built.

13 Q. And in your opinion, is the San Andres  
14 prospective for recovery of oil and gas throughout the  
15 area?

16 A. Yes, I believe it is.

17 Q. In your opinion, is the pay relatively  
18 equivalent throughout the unitized interval?

19 A. Yes.

20 Q. In your opinion, will the unit development  
21 result in the efficient recovery of oil and gas?

22 A. Absolutely.

23 Q. And in your opinion, will the granting of  
24 Manzano's application serve the interest of  
25 conservation, the protection of correlative rights and

1     **the prevention of waste?**

2           A.     Yes.

3                   MR. LARSON:   Mr. Examiner, I move admission  
4     of Exhibits 5 through 8.

5                   EXAMINER DAWSON:   Exhibits 5 through 8 will  
6     be admitted into the record at this time.

7                   (Manzano, LLC Exhibit Numbers 5 through 8  
8     are offered and admitted into evidence.)

9                   MR. LARSON:   And I will pass the witness.

10                  EXAMINER DAWSON:   Mr. Lowe?

11                  EXAMINER LOWE:   No questions.

12                  EXAMINER DAWSON:   David?

13                  EXAMINER BROOKS:   No questions.

14                               CROSS-EXAMINATION

15     BY EXAMINER DAWSON:

16           Q.     **I just have a few questions.**

17                       **So the #4 will be drilled from Unit N in**  
18     **Section 16 of 6 South, 34?**

19           A.     That's actually -- number four is referring to  
20     a location on the cross section.

21           Q.     **Oh, that's the location.**

22                       **But your wells are going from Unit N north,**  
23     **right, to --**

24           A.     Yeah.   But it would be Unit N and 9 going to  
25     Unit N and 4.

1 Q. Oh, okay.

2 A. That dashed line.

3 Q. Oh, okay. I see it there.

4 And then the Mystic is going to be --

5 A. That is the Mystic.

6 Q. Oh, that is the Mystic.

7 A. Right.

8 Q. Okay. But there is a well before that one,  
9 right?

10 A. We've already drilled the well in 21 along the  
11 west half-west half of 21 and 16.

12 Q. Oh, okay. That's the Tupelo Honey.

13 A. It's actually the Domino.

14 Q. Oh, the Domino.

15 A. It's labeled on the map before that.

16 Q. Yeah. There we go.

17 And that's produced 100,000, you said?

18 A. It's produced 30,000 barrels in six months.

19 Q. Oh, 30,000 in six months.

20 So you would expect, since you're drilling  
21 that Mystic well, that it would probably be a better  
22 performing well than the Domino?

23 A. Thicknesswise, it's got 40 percent more  
24 reservoir, so yes, sir.

25 Q. Okay. How many other wells are within this

1     **unitized area? Do you know? Do you have an idea?**

2           A.     I'm sorry. Could you repeat?

3           **Q.     How many other wells are within the unitized**  
4     **area, producing wells?**

5           A.     The well in Section 11, we just fracked that  
6     well. It's called the Rockin Robin. I believe it was  
7     fracked last week. There are some vertical wells that  
8     have produced in the past on the larger map, the  
9     structure map, and we're showing the green circles.  
10    There are a lot of deep gas wells in this area, and  
11    that's where a lot of well control comes from.

12          **Q.     So most of those vertical wells are deep gas**  
13     **wells?**

14          A.     Mostly deep gas wells.

15          **Q.     So the only well that's really produced within**  
16     **the proposed unitized interval -- within that unitized**  
17     **area is the Domino?**

18          A.     And then the Rockin Robin in Section 11,  
19     southwest --

20          **Q.     Those three, right?**

21          A.     Right. There's a vertical well in Section 24  
22     that's made about 30,000 barrels, and there's a vertical  
23     well in Section 5 that's made about 30,000 barrels.  
24     These are much older wells.

25          **Q.     Those aren't in the unitized area?**

1           A.    No, they're not.   Same pay zone.

2           **Q.    Are those still producing?**

3           A.    They are.

4           **Q.    All right.   That's all the questions I have.**

5   **Thank you very much.**

6           A.    Thank you.

7                       MR. LARSON:   I have nothing further,  
8   Mr. Examiner.   I ask the case be taken under advisement.

9                       EXAMINER DAWSON:   Okay.   At this point Case  
10   Number 16341 will be taken under advisement.

11                      Thank you very much.

12                      MR. LARSON:   Thank you.

13                      (Case Number 16341 concludes, 1:52 p.m.)

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1 STATE OF NEW MEXICO  
2 COUNTY OF BERNALILLO

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4 CERTIFICATE OF COURT REPORTER

5 I, MARY C. HANKINS, Certified Court  
6 Reporter, New Mexico Certified Court Reporter No. 20,  
7 and Registered Professional Reporter, do hereby certify  
8 that I reported the foregoing proceedings in  
9 stenographic shorthand and that the foregoing pages are  
10 a true and correct transcript of those proceedings that  
11 were reduced to printed form by me to the best of my  
12 ability.

13 I FURTHER CERTIFY that the Reporter's  
14 Record of the proceedings truly and accurately reflects  
15 the exhibits, if any, offered by the respective parties.

16 I FURTHER CERTIFY that I am neither  
17 employed by nor related to any of the parties or  
18 attorneys in this case and that I have no interest in  
19 the final disposition of this case.

20 DATED THIS 16th day of August 2018.

21

22

23 MARY C. HANKINS, CCR, RPR  
24 Certified Court Reporter  
New Mexico CCR No. 20  
Date of CCR Expiration: 12/31/2018  
Paul Baca Professional Court Reporters

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