Lea County Legal Description Search: The Township Typed Two Ways

LMJ Chalk Talk · Site Walkthrough 102 · Lea County Clerk, New Mexico

Today it's the Lea County Clerk's legal description search, and why the newest records on a tract can hide from a perfectly good search.

Every screen here is a real frame from the video, on the Lea County Clerk's public site.

Questions about your title?

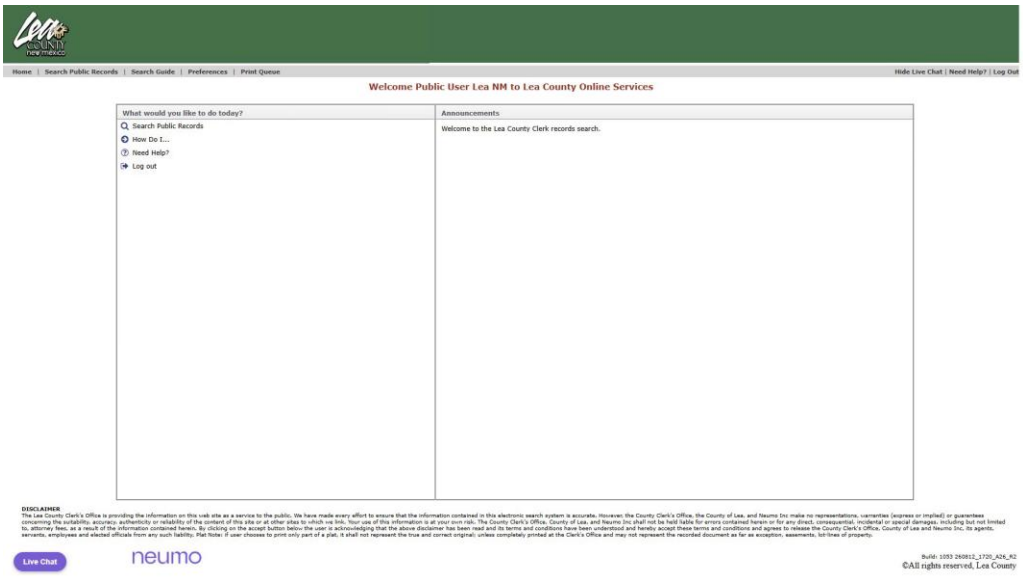
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Title. Ownership. Due Diligence.

Links

- **Lea County Clerk records search:** https://countyfusion15.govos.com/countyweb/loginDisplay.action?countyname=LeaNM
- **Watch the video:** LMJ Chalk Talk on YouTube, Site Walkthroughs playlist
- **LMJ directory, New Mexico counties:** https://lmjlandservices.com/directory/new-mexico/
- **LMJ Land Services:** https://lmjlandservices.com

Step by step

A lot of title work starts with a tract, not a name. A legal off a runsheet, a division order, a drilling permit. So today we search the land. Login as Guest, then Search Public Records.

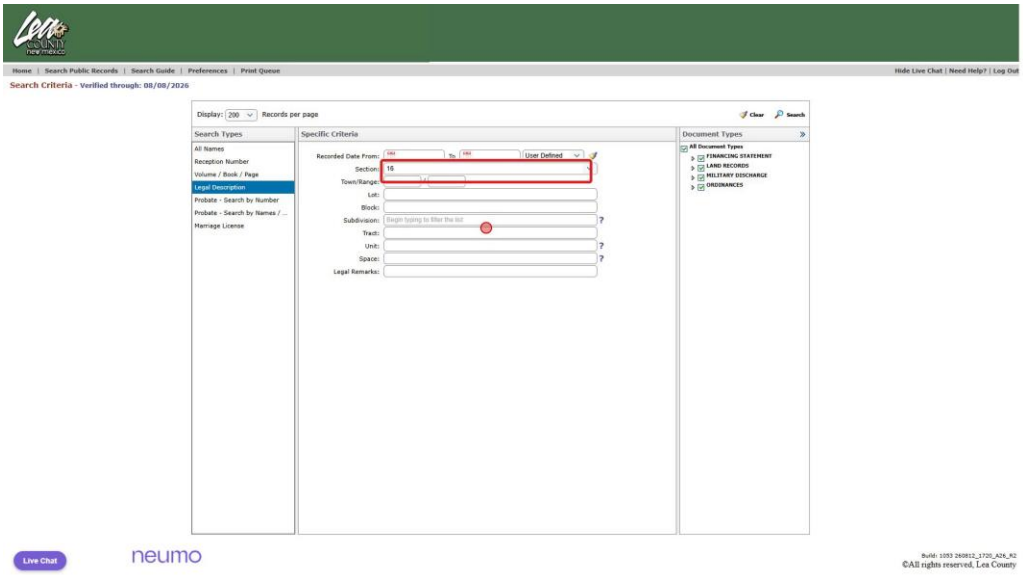


Site Walkthrough 102, at 0:18. Lea County Clerk public site. Names blurred.

Verified through August 8th, 2026. Write it on the runsheet, and hold that thought.

On the left, pick Legal Description. The criteria change: a recorded date range, then section, township and range, and lot, block and subdivision for town lots.

Section is a drop-down, two digits, zero one through thirty-six. I'll pick sixteen.

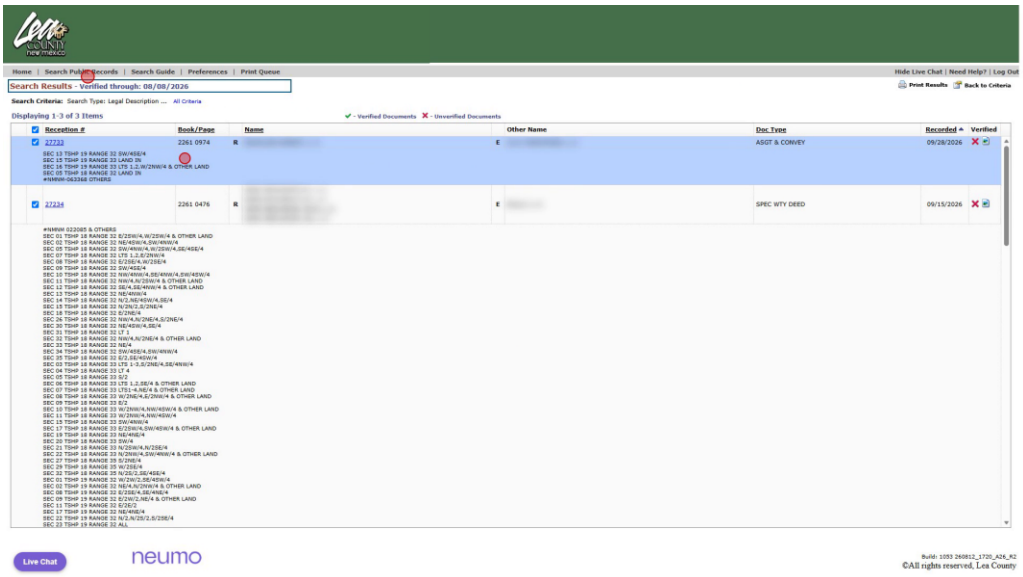


Site Walkthrough 102, at 0:49. Lea County Clerk public site. Names blurred.

Township and range are two boxes. Nineteen S, and thirty-three E. That's Section sixteen, Township nineteen South, Range thirty-three East, the same state section from Episode twenty-six. Search.

Two hundred nineteen items, on two pages. The instruments indexed to that section: assignments, agreements, leases, rights of way. The party names are blurred. Under each row is the legal line: Sec sixteen, TSHP nineteen S, Range thirty-three E.

Look at the dates. The newest one here was recorded May 28th, 2026. Now I'll go back and run the same section with no letters: nineteen, and thirty-three. Search.

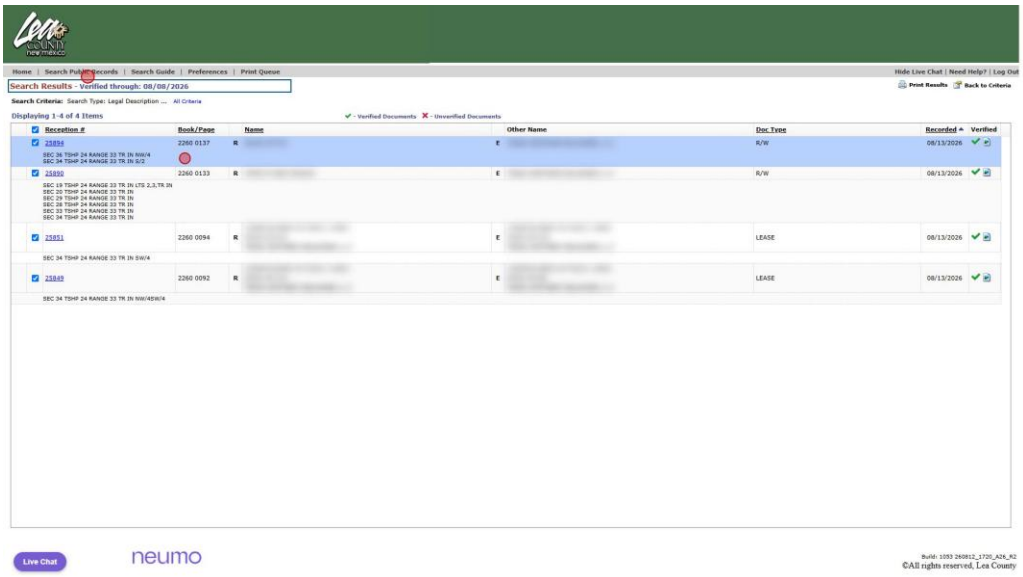


Site Walkthrough 102, at 1:35. Lea County Clerk public site. Names blurred.

Three items, and none of them were in the first search. Recorded September 8th, 15th and 28th, 2026, after the verified-through date. Two carry a red X, unverified. And the legal line reads TSHP nineteen, Range thirty-three. No S, no E.

Is that a fluke? Section thirty-four, twenty-four S, thirty-three E. Fifty-three items, the newest from June 23rd, 2026.

And twenty-four, thirty-three, no letters. Four more, all recorded August 13th, 2026: two state leases and two rights of way. These four are verified, and still none of them came back in the fifty-three.



Site Walkthrough 102, at 2:18. Lea County Clerk public site. Names blurred.

So on both tracts, the newest instruments only came back without the letters. Search only the S and E form, and your runsheet update stops in May or June, right before the instruments the buyer is asking about.

And the verified-through date at the top isn't the end of the index. Instruments recorded after it are already in there, some verified, some with a red X. Search through to the newest entry, and mark the red X items as unverified on the runsheet.

The routine

1. Login as Guest, and note the verified-through date.
2. Legal Description, the two-digit section.
3. Run the township and range with the letters, then again without them.
4. Write down both forms and both counts, and mark every red X.

The trap

A runsheet update on a tract, one legal search, and nothing new. The newest records were there. They were just keyed a different way.