Eddy County Legal Description Search: Two Eras and the Years in Between

LMJ Chalk Talk · Site Walkthrough 108 · Eddy County Clerk, New Mexico

Today it's the Eddy County Clerk's legal description search. In Lea County, the township typed two ways gave us old records and new ones. In Eddy, it gives us two different eras, with a hole in the middle.

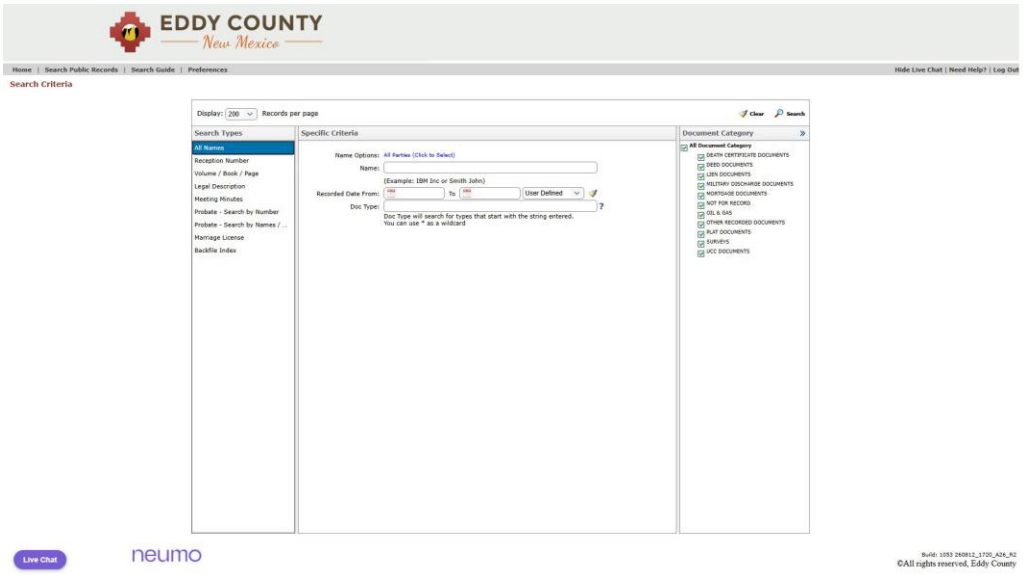
Every screen here is a real frame from the video, on the Eddy County Clerk's public site.

Questions about your title?

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Title. Ownership. Due Diligence.

Step by step

Login as Guest, then Search Public Records.

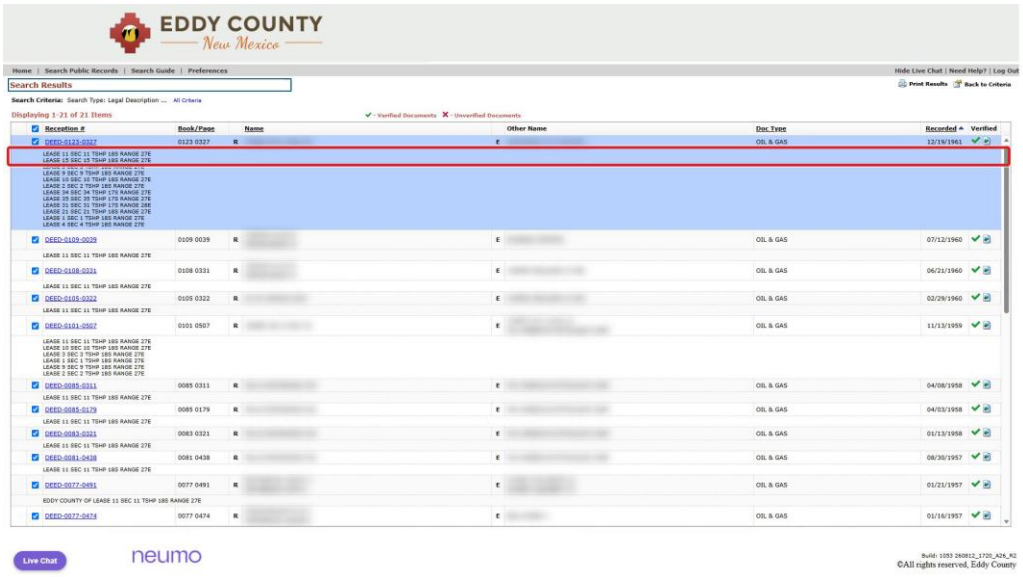


Site Walkthrough 108, at 0:19. Eddy County Clerk public site. Names blurred.

Legal Description. Section eleven, eighteen S, twenty-seven E. Search.

General helpful information only. I'm not an attorney or a teacher, and this is not legal, tax or financial advice. The attorney makes the final call.

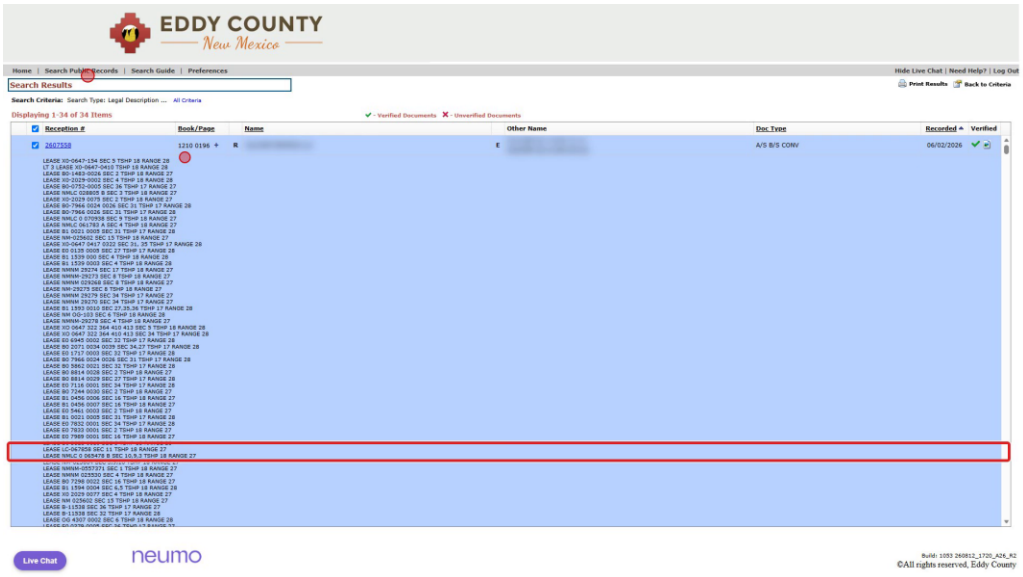
Twenty-one items. Every one of them is an oil and gas instrument. The reception numbers start with Deed, the volume, book and page. The newest is December 19th, 1961, and the oldest June 18th, 1953. The legal line reads Lease eleven, Sec eleven, TSHP eighteen S, Range twenty-seven E.



Site Walkthrough 108, at 0:38. Eddy County Clerk public site. Names blurred.

Now the same section with no letters: eighteen, twenty-seven. Search.

Thirty-four items. Different records entirely. The newest is June 2nd, 2026. Scroll to the bottom, and the oldest is a right of way from October 4th, 1979.



Site Walkthrough 108, at 1:03. Eddy County Clerk public site. Names blurred.

Second tract. Section sixteen, nineteen S, thirty-one E. Seven items, all oil and gas, from 1950 to 1964.

And sixteen, nineteen, thirty-one. Twenty-three items, from 1995 to July 2026.

So with the letters, these two tracts give you the nineteen fifties and early sixties. Without the letters, they give you modern records. Now let me ask the index for the years in between. Recorded date, January 1st, 1962 through December 31st, 1978, on section eleven, eighteen, twenty-seven. No documents were found.

Same years with the letters, eighteen S, twenty-seven E. Nothing.

And read the note on this screen. Most records indexed before September 19th, 2016 have their legal information in the remarks field. When I opened older instruments, the land was written in a notes line, like West half, Section nine dash twenty-five dash twenty-seven. The section, township and range boxes were empty. I tried that dash form in Legal Remarks a few ways, and got nothing back.

So a tract search in Eddy County is not a tract search for the whole chain. On these two sections, it reached the early oil and gas leases, and, with a couple of exceptions, the records indexed since 2016. Everything in between has to come from the names, and from the old index books. That's the next walkthrough.

The routine

1. Run every Eddy tract both ways, with the letters and without.
2. Write down the date range each form returned.
3. Then mark the years neither one covers, and run those years by name, starting with every owner and lessee you already know.

The trap

An Eddy County runsheet that jumps from the early sixties to the last few years, because the tract search came back clean. Clean isn't complete. It's just what was keyed to the land.

Links

- **Eddy County Clerk records search:** https://countyfusion15.govos.com/countyweb/loginDisplay.action?countyname=EddyNM
- **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