

Rio Grande Title # 02406132  
Closer: C. Atehty  
Branch: Main

## WARRANTY DEED

Presbyterian Healthcare Services, a New Mexico non-profit corporation, for consideration paid, grants to The Regents of the University of New Mexico, a body corporate of the State of New Mexico, whose address is c/o University of New Mexico, Real Estate Office, 1712 Las Lomas, NE, Albuquerque, NM 87131-318, the property located at 4808 McMahon, Blvd., NW, Albuquerque New Mexico as more fully described on Exhibit A, attached hereto and incorporated herein by reference.

Subject to the items listed on Exhibit "B," attached hereto; and,

Subject to real property taxes for the year 2006 and years thereafter;

with warranty covenants.

WITNESS its hand and seal this 12<sup>th</sup> day of January, 2006.

PRESBYTERIAN HEALTHCARE SERVICES, a New Mexico non-profit corporation

By: 

Print Name: James H. Hinton

Its: President and Chief Executive Officer



2006006966  
6394514  
Page: 1 of 4  
01/17/2006 11:15A  
Bk-A110 Pg-6926



**EXHIBIT "A"****Legal Description****Parcel 1:**

**Tract Lettered R-2 of a replat of Tract R LANDS OF HORIZON CORPORATION, within projected Section 1, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 6, 1984 in Map Book C24, Folio 196.**

**Parcel 2:**

**A 30 foot wide access and utility easement for the benefit of Parcel 1, running from the southerly right of way line of McMahan Boulevard, N.W., to the Northerly boundary of Parcel 1, as shown and provided for on the plat recorded in Map Book C24, Folio 196, described above and subject to the terms, conditions and provisions thereof.**

**Parcel 3:**

**An easement for ingress and egress to Parcel 1, from McMahan Blvd., N.W. across the tract of land lying northerly of Parcel between Parcel 1 and McMahan Blvd., and being described as follows:**

**BEGINNING at the Northeast corner of said Tract R, a point on said Southerly right of way line of McMahan Boulevard; Thence, S.00 deg. 00'32"W, 43.40 feet to the Southeast corner; Thence N.67 deg. 02'00"W, 250.00 feet to the Southwest corner; Thence N. 22 deg. 50'00" E, 40.00 feet to the Northwest corner, a point on said Southerly right of way line of McMahan Boulevard; Thence, S.67 deg.02'00" E, 233.17 feet along said Southerly right of way line to the point of beginning, as provided for in the Grant of Easement recorded in Book Misc.156A, Page 47, records of Bernalillo County, New Mexico and subject to the terms, conditions and provisions thereof.**

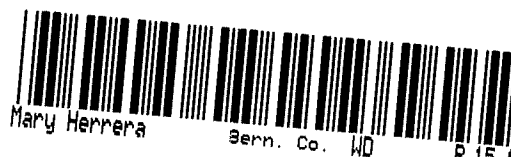
**Parcel 4:**

**An easement for Storm Sewer running from the southwesterly corner of the insured premises to the southerly boundary of Tract R-1 of the plat described above recorded in Map Book C24, Folio 196 and subject to the terms, conditions and provisions thereof.**



## EXHIBIT B

1. Reservations contained in Patent from the United States of America, recorded in Book 64, Page 412, records of Bernalillo County, New Mexico.
2. Reservations contained in Deed recorded in Book D513, Page 189, records of Bernalillo County, New Mexico.
3. Rights of tenants in possession under unrecorded leases or rental agreements.
4. Easement granted by document recorded in Book Misc 156A, Page 47, records of Bernalillo County, New Mexico.
5. Reservations and Restrictions contained in Deed recorded in Book D185A, Page 677, records of Bernalillo County, New Mexico.



Mary Herrera

Bern. Co. WD

R 15.00

2006006966

6394514

Page: 4 of 4

01/17/2006 11:15A

Bk-A110 Pg-6926