



STEWART TITLE/M. DAYTON
FILE# 0114-2024

SPECIAL WARRANTY DEED
(UNM WEST CAMPUS)

SANDIA FOUNDATION, a New Mexico not-for-profit corporation (the "Foundation"), for consideration paid, grants to LOBO DEVELOPMENT CORPORATION, a New Mexico non-profit corporation formed under the University Research Park and Economic Development Act ("Lobo"), whose address is 801 University Boulevard SE, Suite 207, Albuquerque, New Mexico 87106, all of its right, title and interest in and to the improvements, buildings, related to the real estate in Sandoval County, New Mexico, described on Exhibit "A", attached hereto and incorporated herein by reference;

SUBJECT TO general real estate taxes not yet due and payable;

SUBJECT TO the matters set forth on Exhibit "B", attached hereto and incorporated herein by reference;

with special warranty covenants.

WITNESS its hand and seal as of April 1, 2013.

SANDIA FOUNDATION, a New Mexico not-for-profit corporation

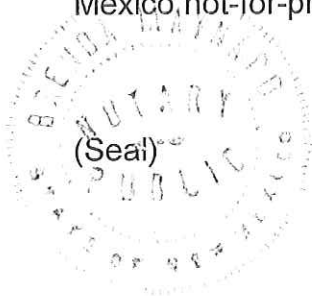
By: 

Robert M. Goodman
President and Chief Executive Officer

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on ^{March 29} April 1, 2013, by Robert M. Goodman as President and Chief Executive Officer of Sandia Foundation, a New Mexico not-for-profit corporation.



Brenda Maynard
Notary Public

My commission expires: June 30, 2016

REVIEWED AND APPROVED FOR LOBO BY:

By: Thomas M. Neale
THOMAS M. NEALE, Lobo Development Corporation
Associate Vice President

APPROVED AS TO FORM FOR LOBO:

HURLEY, TOEVS, STYLES, HAMBLIN &
PANTER, P.A.

By: Mark Styles
Mark Styles

EXHIBIT A

Property Description

Tract numbered One-A-Two (1-A-2) of Campus Centre, (Being a Replat of Tract 1-A, Campus Centre), within Section 36, Township 13 North, Range 2 East, New Mexico Principal Meridian, Rio Rancho, Sandoval County, New Mexico, as the same is shown and designated on said Replat thereof, filed in the Office of the County Clerk of Sandoval County, New Mexico November 17, 2008, in Plat Book 3, Page 2978A.

EXHIBIT B

(UNM WEST CAMPUS)

1. The Ground Lease dated February 2, 2009, between The Board of Regents of the University of New Mexico, as Owner, and Sandia Foundation, as Tenant, as evidenced by a Memorandum of Ground Lease dated February 2, 2009, recorded in the real property records of the County Clerk of Sandoval County, New Mexico, on February 4, 2009, in Book 412, beginning at Page 2711, as Document No. 2009002711.

2. Occupancy Lease Agreement dated February 2, 2009, between Sandia Foundation, as Landlord, and the Regents of the University of New Mexico, as Tenant, covering the real property located at 2600 College Blvd. NE, Rio Rancho, New Mexico. The Occupancy Lease is evidenced by a Memorandum of Occupancy Lease dated February 2, 2009, recorded in the real property records of the County Clerk of Sandoval County, New Mexico, on February 4, 2009, in Book 412, beginning at Page 2712, as Document No. 2009002712.