

WARRANTY DEED

Life Enhancement Specialist, LLC, a New Mexico limited liability company, 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, 2811 Campus Blvd., NE, MSC06-3595, Albuquerque, New Mexico 87131-0001, the real estate located in Sandoval County, New Mexico, described on Exhibit A, attached hereto and incorporated herein by reference.

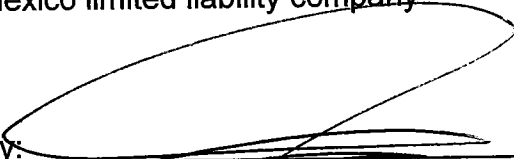
Subject to the items listed on Exhibit B, attached hereto; and,

Subject to real property taxes for the year 2019 and years thereafter;

with warranty covenants.

WITNESS its hand and seal this 27th day of March, 2020.

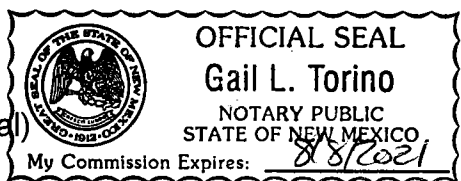
LIFE ENHANCEMENT SPECIALIST, LLC, a New Mexico limited liability company

By: 
ARMIN FOGLIA, Member

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this 27 day of March, 2020, by Armin Foghi, Member of Life Enhancement Specialist, LLC, a New Mexico limited liability company.



G. Torino
Notary Public
Commission expires: _____

REVIEWED AND APPROVED FOR UNM BY:

UNIVERSITY OF NEW MEXICO

By: T. M. Neale
THOMAS M. NEALE, Director of Real Estate

APPROVED AS TO FORM FOR UNM:

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

By: Mark Styles
MARK STYLES

EXHIBIT "A"
LEGAL DESCRIPTION

Tract C-12A2B of Gateway North, as shown and designated on plat entitled "Plat of Tracts C-12A2A and C-12A2B, Gateway North, Being a Replat of Tract C12A-2 Gateway North, Situate within Projected Section 31, T.12N., R.3E., N.M.P.M., Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico, March 2008", filed in the office of the County Clerk of Sandoval County, New Mexico, on April 17, 2008, in Volume 3, Folio 2912B.

EXHIBIT B

1. Reservations and exceptions in the Patent by the United States of America recorded on September 22, 1920, in Book DR2, Page 396; and re-recorded on January 22, 1969, in Book Misc. 23, Page 83, records of Sandoval County, New Mexico.
2. Covenants, conditions, restrictions and easements affecting the insured premises, but omitting any covenant, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, as contained in the Declaration of Protective Covenants and Restrictions recorded July 21, 1994 in Book Misc. 313, Page 795, as Doc. No. 1994043919, and as shown and noted on the recorded Plat recorded in Vol. 3, Folio 2912B, records of Sandoval County, New Mexico.
3. A five foot (5') Utility and Drainage Easement, and incidental purpose thereto, reserved along the northerly lot line of the insured premises, as shown on the recorded plat, recorded in Vol. 3, Folio 2912B, (Rio Rancho Estates Plat Book No. 22, Page 27,) records of Sandoval County, New Mexico.
4. Landscaping and Drainage Easement, and incidental purpose thereto, reserved along the insured premises, as shown on the recorded plat, recorded in Vol. 3, Folio 2912B, (Rio Rancho Estates Plat Book No. 22, Page 27,) records of Sandoval County, New Mexico.
5. Underground Utility Easement, and incidental purpose thereto, reserved along the insured premises, as shown on the recorded plat, recorded in Vol. 3, Folio 2912B, (Rio Rancho Estates Plat Book No. 22, Page 27,) records of Sandoval County, New Mexico.
6. Underground Easement, for Electric Power, Telephone, Television and Security Communications, granted to the Public Service Company of New Mexico, reserved along the insured premises, as shown on the recorded plat, recorded in Vol. 3, Folio 2912B, (Rio Rancho Estates Plat Book No. 22, Page 27,) records of Sandoval County, New Mexico.
7. Landscaping Easement, and incidental purpose thereto, reserved along the insured premises, as shown on the recorded plat, recorded in Vol. 3, Folio 2912B, (Rio Rancho Estates Plat Book No. 22, Page 27,) records of Sandoval County, New Mexico.
8. Surface and/or Underground Drainage Easement and a Reciprocal Access Easement reserved along the insured premises, as shown on the recorded plat, recorded in Vol. 3, Folio 2912B, (Rio Rancho Estates Plat Book No. 22, Page 27,) records of Sandoval County, New Mexico.
9. Underground Easement (Electric), and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, recorded June 8, 2015 in Book 418 Page 12294 as Doc. No. 2015012284, records of Sandoval County, New Mexico.
10. Easement Encroachment Agreement, by and between Life Enhancement Specialists, LLC, a New Mexico limited liability company, and Public Service Company of New Mexico, a New Mexico corporation, recorded February 25, 2016, in Book 419, Page 3809, as Doc. No. 2016003809, records of Sandoval County, New Mexico.
11. Notice of Homeowner Association for Gateway North, filed June 24, 2019, recorded in Book 422, page 13790, as Doc. No. 2019013790, records of Sandoval County, New Mexico.