

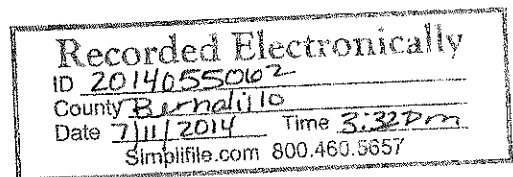
**WARRANTY DEED**

FIRST BAPTIST CHURCH OF ALBUQUERQUE, a New Mexico not for profit corporation, for consideration paid, grants to STC.UNM, a New Mexico nonprofit, research park corporation, whose address is 801 University Boulevard, SE, Suite 101, Albuquerque, New Mexico 87106, the real estate located in Bernalillo County, New Mexico, described on Exhibit A, attached hereto and incorporated herein by reference.

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

Subject to real property taxes for the year 2014 and years thereafter; and,

Subject to the restriction that the lowest habitable floor of each building, parking structure or other facility shall not extend farther than twenty (20) feet below ground surface. Piers, pylons, foundations, other structural supports or footings extending more than twenty (20) feet below ground surface shall be permitted, but shall be constructed in a manner so as to minimize, to the extent reasonably possible, the amount of excavation into BNSF Contamination, as that term is defined in the Environmental Agreement and Indemnity between STC.UNM and BNSF Railway Company, dated July 11, 2014. The restriction shall run with the land and shall bind Grantee's successors and assigns. The restriction shall inure to the benefit of and shall be enforceable by Grantor, its successors and assigns, BNSF Railway Company, and its successors and assigns. The restriction shall remain in full force and effect until the later of: (1) the date that is four (4) years following the date the New Mexico Environment Department approves an abatement completion report submitted by BNSF Railway Company under 20.6.2.4112 NMAC (or any successor regulation) covering the entirety of the above-described property documenting compliance with the standards



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and requirements set forth in 20.6.2.4103 NMAC and indicating that no further action needs to be taken regarding BNSF Contamination at the Property; or, (2) July 11, 2044. with warranty covenants.

First Baptist Church of Albuquerque quitclaims to STC.UNM all water rights, whether or not appurtenant to the real estate, that are diverted from or used upon the real property, and all infrastructure related thereto, including without limitation all wells, pipes and related equipment.

WITNESS its hand and seal this 11th day of July, 2014.

FIRST BAPTIST CHURCH OF ALBUQUERQUE, a  
New Mexico not for profit corporation

By: Walter Keith Weatherly  
Print Name: WALTER KEITH WEATHERLY  
Trustee

By: Chester F. Stewart  
Print Name: CHESTER F. STEWART  
Trustee

By: Linda L. Rolle  
Print Name: Linda L. Rolle  
Trustee

**REVIEWED AND APPROVED FOR STC.UNM:**

STC.UNM

By: Elizabeth J. Kuuttilla  
ELIZABETH J. KUUTTILA, President & CEO

**APPROVED AS TO FORM FOR STC.UNM:**

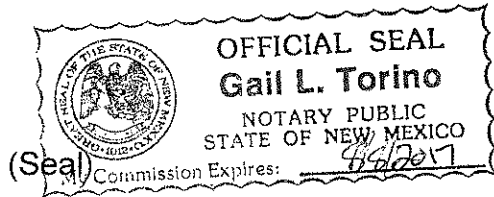
HURLEY, TOEVS, STYLES, HAMBLIN & PANTER, P.A.

By: Mark Styles  
MARK STYLES

**ACKNOWLEDGMENTS**

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

The foregoing instrument was acknowledged before me on July 11, 2014, by Walter Keith Weathersby, Christa F Stewart, and Linda L. Kelle of First Baptist Church of Albuquerque, a New Mexico not for profit corporation.



Gail L. Torino  
Notary Public  
Commission expires: 8/8/2017

EXHIBIT A

Tracts Lettered "A", "B", "C", and "D", of Lands of The First Baptist Church of Albuquerque, New Mexico, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 27, 1988, in Plat Book C37, Page 107.

## EXHIBIT B

1. Covenants, conditions, and restrictions affecting the insured premises, but omitting and 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, the rights and benefits in favor of the United States of America under paragraph "C" of that certain Warranty Deed, recorded March 11, 1977, in Book D 26-A, Page 746, as Doc. No. 77-13235, and re-recorded November 23, 1977, in Book D 27-A, Page 816, as Doc. No. 77-15802, and amended by Certificate of Completion, recorded November 6, 1978, in Book Misc. 649, Page 211, as Doc. No. 78-81820, and as noted on the recorded plat, recorded September 27, 1988, in Plat Bok C37, Page 107, records of Bernalillo County, New Mexico.
2. A ten foot (10') Private Gas Easement, and incidental purpose thereto, reserved along a northerly portion of Tract "A", and a southeasterly portion of Tract "D", as shown on the recorded plat, recorded in Plat Book C37, Page 107, records of Bernalillo County, New Mexico.
3. A ten foot (10') Private Sanitary Sewer Easement, and incidental purpose thereto, reserved along a westerly portions of Tract "A" and Tract "B", as shown on the recorded plat, recorded in Plat Book C37, Page 107, records of Bernalillo County, New Mexico.
4. A Private Access Easement, varying in widths, and incidental purpose thereto, reserved along the westerly boundaries of Tract "A" and Tract "B", and along the easterly boundaries of Tract "C" and Tract "D", as shown on the recorded plat, recorded in Plat Book C37, Page 107, records of Bernalillo County, New Mexico.
5. Underground Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded August 23, 1977, in Book Misc. 554, Page 624, as Doc. No. 77-51177, reserved along the westerly boundaries of Tract "C" and Tract "D", and as noted on the recorded plat, recorded in Plat Book C37, Page 107, records of Bernalillo County, New Mexico.
6. Right-of-Way Easement, and incidental purposes thereto, granted to The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded March 7, 1975, in Book Misc. 410, Page 924, as Doc. No. 52564, as noted on the recorded plat, recorded+ in Plat Book C37, Page 107, records of Bernalillo County, New Mexico.
7. Any and all current liens and all future Lien rights in favor of the Middle Rio Grande Conservancy District which affects the insured premises.