

WARRANTY DEED
(IMPROVEMENTS)

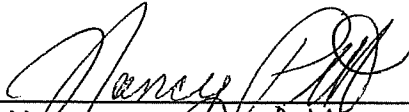
WRD Venture, L.L.P., a New Mexico limited liability partnership, for consideration paid, grants to The Regents of the University of New Mexico, a body corporate of the State of New Mexico, whose address is c/o University of New Mexico, Real Estate Office, 1712 Las Lomas, NE, Albuquerque, NM 87131-318, the improvements (including but not limited to all buildings) located at 933 Bradbury, S.E., 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 2007 and years thereafter;
with warranty covenants.

WITNESS its hand and seal this 18 day of December, 2007.

WRD VENTURE, L.L.P., a New Mexico limited liability partnership

By: 
Print Name: Nancy Pitt
Its: Partner

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WD R:\$17.00 M. Toulouse, Bernalillo County



ACKNOWLEDGMENT

STATE OF ARIZONA)

ss.

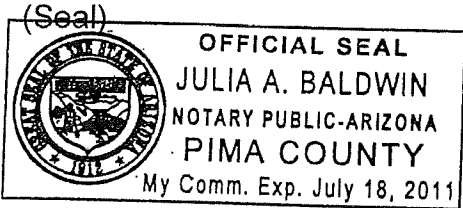
COUNTY OF PIMA)

This instrument was acknowledged before me on December 18, 2007, by Nancy Pitt as Partner on behalf of WRD Venture, L.L.P., a New Mexico limited liability partnership.

Julia A. Baldwin

Notary Public

My Commission Expires: 7-18-2011



REVIEWED AND APPROVED BY:

KIM D. MURPHY, University of New Mexico
Director of Real Estate

APPROVED AS TO FORM FOR UNM:

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

By: _____
MARK STYLES

ACKNOWLEDGMENT

STATE OF ARIZONA)

ss.

COUNTY OF PIMA)

This instrument was acknowledged before me on December ____, 2007, by _____ as _____ on behalf of WRD Venture, L.L.P., a New Mexico limited liability partnership.

(Seal)

Notary Public
My Commission Expires:_____

REVIEWED AND APPROVED BY:

Kim D. Murphy

KIM D. MURPHY, University of New Mexico
Director of Real Estate

APPROVED AS TO FORM FOR UNM:

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

By: *Mark Styles*

MARK STYLES

EXHIBIT A

Tracts lettered "B" and "C" of the Third Replat of U.N.M. South Campus Research Park, Albuquerque, New Mexico, as the same are shown and designated on said third replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 24, 1990, in Plat Book 90C, page 203.

EXHIBIT B

(WRD)

1. Declaration of Covenants and Restrictions relating to University Research Park, dated June 24, 1965 as evidenced by that certain Agreement between The Regents of the University of New Mexico; NWD Venture; and University Real Estate Investment Trust recorded April 18, 1979 in Book Misc. 683, page 343 as Document No. 79 27891, records of Bernalillo County, New Mexico (as to all Tracts).
2. Articles of Incorporation and By-Laws of the University Research Park Association, a non-profit corporation, recorded in Corporation Book 82, pages 974 and 983, respectively, records of Bernalillo County, New Mexico (as to all Tracts).
3. Easement granted to Public Service Company of New Mexico, a New Mexico corporation by instrument recorded December 30, 1965 in Book D 793, page 678 as Document No. 88580, records of Bernalillo County, New Mexico (as to Tract C).
4. Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation by instrument recorded May 24, 1979 in Book Misc. 692, page 18 as Document No. 79 38716, records of Bernalillo County, New Mexico (as to Tract B).
5. Intentionally deleted.
6. Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation and US West Communications, Inc., a Colorado corporation by instrument recorded April 26, 1995 in Book 95-10, page 1602 as Document No. 95040923, records of Bernalillo County, New Mexico (as to Tract C).
7. Easements, restrictions and notes as shown, noted and provided for on the plats recorded in Plat Book D3, page 174; in Plat Book C14, page 76 and in Plat Book 90C, page 203, records of Bernalillo County, New Mexico (as to all Tracts).
8. Taxes for the year 2007 and years thereafter.