

WARRANTY DEED
(IMPROVEMENTS)

NWD 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 18th day of December, 2007.

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

By: *Dana Pitt*
Print Name: Dana Pitt
Its: Partner

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



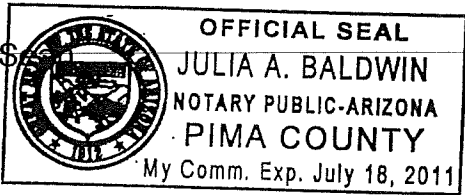
ACKNOWLEDGMENT

STATE OF ARIZONA)

ss.

COUNTY OF PIMA)

This instrument was acknowledged before me on December 18, 2007, by Dana Pitt as Partner on behalf of NWD 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

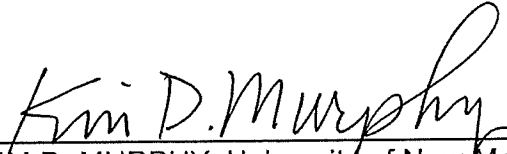
STATE OF ARIZONA)
) **ss.**
COUNTY OF PIMA)

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

(Seal)

Notary Public
My Commission Expires:_____

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

EXHIBIT A

Tract numbered/lettered "1A" of the Third Replat of U.N.M. South Campus Research Park, Albuquerque, New Mexico, as the same is 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

(NWD)

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. Intentionally deleted.
4. Easement granted to the City of Albuquerque, a New Mexico municipal corporation by instrument recorded April 19, 1996 in Book 96-11, page 2340 as Document No. 96044030, records of Bernalillo County, New Mexico (as to Tract 1A).
5. 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).
6. Taxes for 2007 and years thereafter.