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**WARRANTY DEED**

RHS PROPERTIES, INC., a Texas corporation, and RIO GRANDE-ALAMEDA LTD., a New Mexico limited ~~liability company~~ <sup>Partnership</sup>, for consideration paid, grant 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 property 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 2006 and years thereafter;

with warranty covenants.

WITNESS their hands and seals this 27<sup>th</sup> day of April, 2006.

RHS PROPERTIES, INC., a Texas corporation

By: [Signature]  
Print Name: Roger H Smith  
Its: Pres  
Execution Date: April 27, 2006

RIO GRANDE-ALAMEDA LTD., a New Mexico limited ~~liability company~~ <sup>Partnership</sup>

By: [Signature]  
Print Name: D. McCall  
Its: D.A.

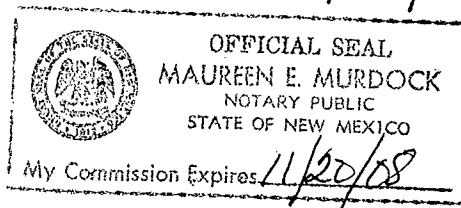
**ACKNOWLEDGMENTS**

COUNTY OF Bernalillo )  
STATE OF New Mexico ) ss

This instrument was acknowledged before me on April 25 2006, by Roger H. Smith as President of RHS PROPERTIES, INC., a Texas corporation.

Maureen Murdock  
Notary Public  
My Commission Expires: 11/20/08

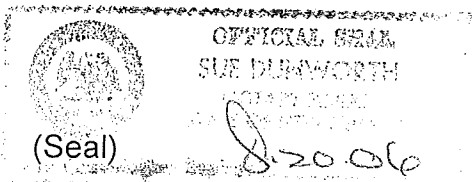
(Seal)



COUNTY OF Bernalillo )  
STATE OF New Mexico ) ss

This instrument was acknowledged before me on May 4 2006, by D. McCall as Gen. Partner of RIO GRANDE-ALAMEDA LTD., a New Mexico limited liability company. Partnership Deal

Sue Dunworth  
Notary Public  
My Commission Expires: \_\_\_\_\_



APPROVED AS TO FORM FOR UNM:

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



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By: Mark Styles  
MARK STYLES

## EXHIBIT A

### Parcel I

Tract lettered "A" a replat of "Tracts A & B of 40/25 ASSOCIATES SUBDIVISION", situate within Section 28, T 10 N, R 3 E, N.M.P.M., as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 1, 1995, in Plat Book 95C, folio 149 and being more particularly described by metes and bounds as follows:

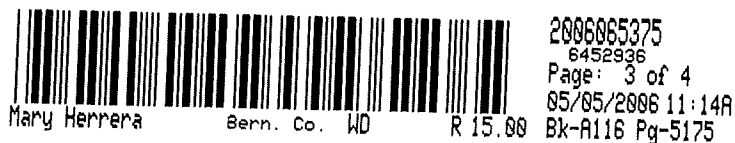
BEGINNING at the Northwest corner of said Tract "A", being a point on the North right-of-way of Gibson Boulevard S.E.; WHENCE K.P.E. Control Station S.D.C.13-4, a brass cap bears N 73' 02' 11" W, 215.80 feet distant; THENCE from said point of beginning and leaving said North right-of-way, S 89' 20' 02" E, 594.33 feet to an angle point and a point on the west property line of Tract 2 of "Tracts 1 thru 5 of GIBSON TRACTS" as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 8, 1995, in Plat Book 95C, folio 341; THENCE along the West property line of said Tract 2, S 00' 39' 58" W, 103.19 feet to an angle point and a point on the North right-of-way line of said Gibson Boulevard N.E.; THENCE along said North right-of-way of Gibson Boulevard N.E., N 79' 30' 00" W, 369.58 feet to an angle point; THENCE continuing along said North right-of-way, N 79' 27' 30" W, 233.64 feet to the point of beginning.

TOGETHER WITH all rights in and to that certain Private Water and Sanitary Sewer Easement over, under and across Tract "B" of 40/25 Associates Subdivision as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 1, 1995 in Plat Book 95C, folio 149, subject to the terms and provisions thereof.

### Parcel II

Tracts numbered Four (4) and Five (5) of "Corrected Tracts 1 thru 5 of GIBSON TRACTS", situate within Section 28, T 10 N, R 3 E, N.M.P.M., City of Albuquerque, New Mexico, as the same are shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 23, 1996 in Plat Book 96C, folio 36, TOGETHER WITH all rights in and to that certain 40 foot private access and public water and sanitary sewer easement over, under and across Tract 1 of Gibson Tracts as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Plat Book 96C, folio 36, subject to the terms and conditions thereof.

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## EXHIBIT B

1. Maintenance responsibilities regarding the 7' private water & sanitary sewer easement affecting Tract A and twenty (20) foot public sanitary sewer easement and twenty (20) foot public drainage easement affecting a westerly portion of Tracts 4 and 5 as shown and/or provided for on the plat recorded in Plat Book 95C, page 149 and reciprocal access easements, being a (24') Twenty-four foot wide drive aisle affecting Tracts A, 4 and 5 as shown and/or provided for on the plat recorded in Plat Book 96C, page 36, records of Bernalillo County, New Mexico.
2. Any possible assessments for paving, sewer and water extensions which are or might be a lien by law, but have not yet been filed for record in the office of the County Clerk of Bernalillo County, New Mexico.
3. Rights of others in and to the billboards located along the southerly boundary of the subject premises.
4. Restrictions filed in Book A8, page 4284, records of Bernalillo County, New Mexico, but omitting any restriction based on race, color, religion or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

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