

*de Grande Reg*

### WARRANTY DEED

PL 465

C. R. DAVIS, also known as CHARLES R. DAVIS, and ALICE JEANETTE DAVIS, his wife  
for consideration paid, grant  
to THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a Body Corporate of the  
State of New Mexico  
the following described real estate in Bernalillo County, New Mexico:

As described in EXHIBITS "A" and "B" attached hereto and incorporated herein.

- SUBJECT TO:
1. Taxes for 1963 and subsequent years.
  2. Paving liens.

with warranty covenants.  
 WITNESS OUR hand and seal this 30 day of January, 1963  
 (Seal) *Charles R. Davis* (Seal)  
 (Seal) *Alice Jeanette Davis* (Seal)

#### ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO  
 COUNTY OF Bernalillo ss.  
 The foregoing instrument was acknowledged before me this 30 day of January, 1963  
 by C. R. Davis, also known as Charles R. Davis, and Alice Jeanette Davis, his wife.  
 (Name or Names of Person or Persons Acknowledging)  
 My commission expires: AUG 18 1966  
 (Seal) *William A. Sloan*  
 Notary Public

#### ACKNOWLEDGMENT FOR CORPORATION

1963

162840

384490

384491

Notary Public

466

TRACT "A"

A tract of land within the City of Albuquerque, New Mexico, situate in the N.W. 1/4 of Section 28, T. 10 N., R. 3 E., N.M.P.M., bounded on the East by land of the Board of Education and by University Blvd. S.E., on the South by Stadium Blvd. S.E., on the West by Locust Street S.E., and on the North by lands of the Board of Education. The tract is more particularly described as follows:

Beginning for a tie at the 1/4 Corner in the Center of said Section 28 and thence running N. 0° 15' W. along the Quarter line of the Section, which line is also the centerline of University Blvd., a distance of 1031.82 ft; Thence S. 88° 29' W. a distance of 53.01 ft to a point, the intersection of the Westerly R/W line of University Blvd. and the North R/W line of Stadium Blvd. This point being Corner #1 and the Point of Beginning of "Tract A" boundary herein described;

Thence S. 89° 29' W. along the North R/W line of Stadium Blvd. 859.14 ft to a point the P.C. of a curve, Corner #2;

Thence 642.43 ft along the R/W in the arc of a curve to the right (D - 7° 29' 05", Ch. - N. 67° 28' 30" W. 623.74 ft) to the P.T., Corner #3;

Thence N. 43° 26' W. along said R/W a distance of 14.00 ft to a P.C. of a curve, Corner #4;

Thence 730.37 ft along the R/W in the arc of the curve to the left (D - 6° 34' 28", Ch - N. 67° 26' 30" W. 709.18 ft) to the P.T., Corner #5;

Thence S. 88° 33' W. along the R/W a distance of 31.56 ft to a point, the intersection of the North R/W line of Stadium Blvd. and the East R/W line of Locust Street S.E., Corner #6;

Thence N. 1° 29' 30" W. along the R/W of Locust Street a distance of 1110.99 ft to a point in the North line of said Section 28, Corner #7 and the NW corner of this tract;

Thence S. 89° 19' 30" E. along said Section line a distance of 220.26 ft to the 1/4 corner common to Section 21 and 28, T. 10 N., R. 3 E., being Corner #8 and the Northeast corner of the tract;

Thence S. 0° 15' E. along the 1/4 line of said Section 28 a distance of 353.03 ft to a point in the Westerly R/W line of University Blvd. Corner #9;

Thence 305.48 ft along the said R/W in a curve to the left (R - 871.51 ft, I - 20° 05', Ch - 303.92 ft S. 9° 47' 30" W. ) to a point of Tangent, Corner # 10,

Thence S. 0° 15' E. along said R/W line a distance of 929.74 ft to the Point of Beginning.

Tract contains 71.805 Acres more or less.

*C.R. De* *a.g.d.*

EXHIBIT "A"

TRACT "B"

A tract of land within the City of Albuquerque, New Mexico, situate in the N.W. 1/4 of Section 28, T. 10 N., R. 3 E., N.M.P.M., bounded on the East by University Blvd. S.E., on the North by Stadium Blvd. S.E., on the West by lands of C. R. Davis and the Hope - Venable Addition, and on the South by lands of the Board of Education. The tract is more particularly described as follows:

Beginning at Corner #1, the Southeast corner of this tract, and the point of intersection of the West R/W line of University Blvd. S.E. and the East-West quarter line of said Section 28, and from which point the Center 1/4 corner bears S. 89° 12' E. a distance of 53.01 ft.

Thence running N. 89° 12' W. along said quarter line a distance of 2047.33 ft to a point in the East line of the Hope - Venable Addition, Corner #2;

Thence N. 1° 13' 40" W. along said East line of the Addition 738.15 ft to a point, Corner #3;

Thence N. 89° 45' E. a distance of 425.42 ft to a point, Corner #4;  
Thence N. 0° 15' W. a distance of 253.39 ft to the P.C. of a curve, Corner #5;

Thence along the arc of the curve to the right ( R - 180.00 ft, I - 47° 49', L - 150.22 ft ) a distance of 150.22 ft to the P.T., corner # 6,

Thence N. 47° 34' E. a distance of 58.11 ft to a point on a curve in the South R/W line of Stadium Blvd. S.E., Corner # 7;

Thence along the R/W curve ( D - 7° 29' 05", Ch - 16.00 ft S. 44° 01' 55" W. ) a distance of 16.00 ft to the P.T., Corner #8

Thence S. 43° 26' E. along said R/W a distance of 14.00 ft to the P.C. of a curve, Corner #9;

Thence 731.38 ft along the R/W in the arc of a curve ( R - 871.51, D - 6° 34' 28", Ch - 710.11 ft S. 67° 28' 30" E. ) to the left to the P.T., Corner #10;

Thence N. 88° 29' E. along the R/W a distance of 856.78 ft to a point in the West R/W line of University Blvd. S.E., Corner #11;

Thence S. 0° 15' E. along said West R/W a distance of 923.66 ft to Corner #1, the Point Of Beginning.

Tract contains 42.642 Acres more or less.

*A.R.D. a.g.s*

EXHIBIT "B"

*518  
426  
11/14*