

# Lawyers Title Insurance Corporation

AMOUNT

\$152,324.00

No Y-496-619

**This Policy of Title Insurance Witnesseth:** That LAWYERS TITLE INSURANCE CORPORATION, a Virginia Corporation, herein called the Company, in consideration of the premium for this policy,

HEREBY INSURES

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a Body Corporate

hereinafter called the Insured, the heirs, devisees, personal representatives, or, if a corporation, the corporate successor or successors, of the Insured, against direct loss or damage, not exceeding

ONE HUNDRED FIFTY TWO THOUSAND THREE HUNDRED TWENTY <sup>FOUR</sup> Dollars (\$152,324.00), which they, or any of them, shall sustain by reason of:

1. Any defect or defects in the title of the Insured to the estate or interest covered hereby and identified under Schedule A hereof in the real estate described under Schedule B; or
2. Unmarketability of the aforesaid title; or
3. Liens or encumbrances charging the same,

at 8:00 A. M.

all as of the 10th day of November, 1960/, which shall be deemed the effective date of this Policy, saving and excepting all loss or damage by reason of the defects, estates, interests, objections to title, liens or encumbrances mentioned in Schedule C hereof or excepted by the Conditions and Stipulations of this Policy, hereto annexed and incorporated herein as a part of this contract. Any loss hereunder shall be established and the amount thereof ascertained and paid in the manner provided in said Conditions and Stipulations and not otherwise.

IN WITNESS WHEREOF, the Company has caused this Policy to be signed and sealed as of the 10th day of November, 1960, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Lawyers Title Insurance Corporation

Issued at Albuquerque, N.M.  
Countersigned:

NEW MEXICO TITLE COMPANY

*P. C. Templeton*  
Authorized Officer or Agent



*[Signature]*  
President

Attest: *J. Pragg Lyne*  
Secretary

**SCHEDULE A**

The estate or interest in the real estate described below covered by this Policy is:

FEE SIMPLE

**SCHEDULES B and C**

Schedule B sets forth the description or identity of the real estate in which the Insured has the estate or interest covered by this Policy. Schedule C sets forth the defects, estates, interests, objections to title, liens, or encumbrances affecting said real estate or the estate or interest of the Insured therein and against which this Policy does not insure or indemnify.

**SCHEDULE B**

PARCEL 1:

A tract of land in the City of Albuquerque, within the exterior boundaries of the Town of Albuquerque Grant and within Section 28, Township 10 North, Range 3 East, N. M. P. M. Bernalillo County, New Mexico, and bounded: North by land of the Albuquerque Board of Education; East by the West line of Buena Vista Drive, S.E.; South by land of George S. Bryan, and Lots 5, 6, 7, 8, 9, 10, and 11 of Palmer Subdivision belonging to Meliton Martinez, John T. Mahan and Gunesindo Baca; West by Lots 1, 2, 3, 4, and 5 in Block 11 of Eastern Addition, First Extension South belonging to Blas Castillo and Amada Barela, and the East End of Kathryn Avenue; being more particularly described by actual survey made by Ross-Beyer Engineering Office as follows: BEGINNING at the Southeast corner of the tract herein described, whence the Northeast corner of Lot 10 in Block "E" of the Sunshine Terrace Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Amended Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 17th, 1950 bears S. 0° 08' W. 246 feet distant, and running thence N. 87° 53' 45" W., 4240.25 feet to a point; thence N. 87° 08' 20" W. 387.22 feet to the Southwest corner; thence N. 1° 56' 20" W. 253.79 feet to the Northwest corner; thence

place of beginning. EXCEPTING, HOWEVER:

1. The following portion thereof heretofore conveyed to the State Highway Commission of New Mexico, to-wit: Beginning at a point for the westerly quarter corner of Section 28; thence S. 25° 46' 14" E. a distance of 34 feet to the true point and place of beginning; thence S. 86° 04' E. a distance of 361 feet to a point on the left right of way line of NMP I-025-4(18)218, County of Bernalillo, State of New Mexico; thence S. 6° 04' 30" E. along the said left right of way line a distance of 250 feet to a point on the northerly line of the Palmer Subdivision; thence N. 87° 00' 20" W. along the northerly line of the Palmer Subdivision a distance of 382 feet; thence N. 1° 09' 55" W. a distance of 253.79 feet to the true point and place of beginning. Containing 2.131 acres, more or less.

PARCEL 2:

A tract of land in the City of Albuquerque, within the exterior boundaries of the Town of Albuquerque Grant and within Section 28, Township 10 North, Range 3 East, N. M. P. M., Bernalillo County, New Mexico, and BOUNDED: North by land of George S. Bryan; South by the Sunshine Terrace Addition; East by a public street known as Buena Vista Drive, SE; West by the Palmer Subdivision; and more particularly described as follows: Beginning at the Southeast corner, a point on the Westerly line of a public street known as Buena Vista Drive SE, which is the Northeast corner of SUNSHINE TERRACE ADDITION as the same is shown and designated on the Amended Plat of Blocks 3 to 24, inclusive, of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, March 17, 1950; Running from said beginning point N. 86° 59' 30" W., along the Northerly line of said Sunshine Terrace Addition, 4511.65 feet to the Southwest corner; Thence N. 58° 27' 20" E., along the Easterly end of the Palmer Subdivision, 121.83 feet to the Northwest corner; Thence S. 86° 59' 30" E., 4407.84 feet to the Northeast corner; Thence S. 0° 08' W., along said Westerly line of Buena Vista Drive SE, 69.19 feet to the place of beginning; EXCEPTING, HOWEVER:

1. The following portion thereof heretofore conveyed to the State Highway Commission of New Mexico, to-wit: Beginning at a point for the southeast corner of the Palmer Subdivision of the City of Albuquerque; thence N. 58° 27' 20" E. a distance of 121.83 feet; thence S. 86° 59' 30" E. a distance of 172 feet to a point on the left right of way line of NMP I-025-4(18)218, County of Bernalillo, State of New Mexico; thence S. 6° 04' 30" E. along the said left right of way line a distance of 69 feet to a point on the northerly line of Block 1 of the Sunshine Terrace Addition; thence N. 86° 59' 30" W. along the said northerly line of Block 1 of the Sunshine Terrace Addition a distance of 284 feet to the point and place of beginning.

PARCEL 3:

A tract of land located in the City of Albuquerque, Bernalillo County, New Mexico, comprising the Northerly Two-Thirds (2/3) of Property designated as TRACT Lettered "P" on "Plat of Lopez Estate" by Pitt Ross in December, 1909, situate in Section 28, Township 10 North, Range 3 East, N. M. P. M., in the

in the Southeasterly portion of The Town of Albuquerque Grant. BOUNDED: North by land formerly of Frederico (or Federico) Chavez, and now or formerly of Heirs of J. A. Garcia y Sanchez; South by land of or formerly of Heirs of J. A. Garcia y Sanchez; East by a public street known as Buena Vista Drive SE; West by the Palmer Subdivision; and more particularly described as follows: Beginning at the Southeast corner, which is a point on the Westerly line of Buena Vista Drive SE, 69.19 feet N. 0° 08' E. along said line from the Northeast corner of Block "E" of the Sunshine Terrace Addition as shown on the Amended Plat of Blocks 3 to 24, inclusive, of Sunshine Terrace Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 17th, 1950. RUNNING from said beginning-point N. 86° 59' 30" W., 4407.84 feet to the Southwest corner; THENCE N. 58° 27' 20" E. along the Easterly boundary of the Palmer Subdivision, 193.35 feet to the Northwest corner, which is the Northeast corner of the Palmer Subdivision; thence S. 87° 53' 45" E., 4240.25 feet to the Northeast corner; thence S. 0° 08' W. along the Westerly line of Buena Vista Drive SE, 176.81 feet to the place of beginning; containing 14.149 Acres, more or less.

EXCEPTING THEREFROM the following described property conveyed to the State of New Mexico; A certain tract or parcel of land, lying and being situate in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 28, T. 10 N., R. 3 E., NMPM, in the City of Albuquerque, within the Town of Albuquerque Grant, County of Bernalillo, State of New Mexico, being more particularly bounded and described as follows, to-wit: BEGINNING at a point for the northeast corner of the Palmer Subdivision of the City of Albuquerque; thence S. 58° 27' 20" W., along the southeasterly line of the Palmer Subdivision a distance of 6 feet to a point on the left