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WARRANTY DEED

UNITED INVESTORS, a co-partnership composed of JACK M. CLIFFORD, IRVIN A. ESENWEIN, W. A. SLOAN, JACKSON G. AKIN and JOHN D. ROBB, JR., for consideration paid, grant to THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a Body Corporate the following described real estate in Bernalillo County, New Mexico:

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 deg. 08' W. 246 feet distant, and running

thence N. 87 deg. 53' 45" W. 4240.25 feet to a point; thence N. 87 deg. 08' 20" W. 387.22 feet to the Southwest corner; thence N. 1 deg. 56' 20" W. 253.79 feet to the Northwest corner; thence S. 86 deg. 04' E. 4643.90 feet to the Northeast corner; thence S. 0 deg. 08' W. along the West line of Buena Vista Drive, 110.12 feet to the Southeast corner and 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 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.

- 2. Right of way for University Avenue.
3. Easements and restrictions of record, if any.
4. U. S Patent reservations, if any.
5. Paving assessments or liens, if any.
6. Taxes for 1960 and subsequent years.

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Bernalillo ss.

The foregoing instrument was acknowledged before me this 25th day of October, 1960 by Jack M. Clifford, a General Partner of United Investors, a partnership.

My commission expires: 3-8-64 (Seal)

Lucas T Doyle Notary Public

FOR RECORDER'S USE ONLY
State of New Mexico
County of Bernalillo
This instrument was filed for record on
3:32 OCT 28 1960
At 9:00 clock P.M. Recorded in Vol. 569 of records of said County Folio 55
Clerk & Recorder
Deputy Clerk



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