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WARRANTY DEED

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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:

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.
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.

with warranty covenants.

WITNESS OUR hand and seal this 25th day of October, 1960. UNITED INVESTORS, A CO-PARTNERSHIP. Jack M. Clifford, General Partner of United Investors, a partnership.

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO Bernalillo ss. COUNTY OF Bernalillo

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 Notary Public Lucie T. Doyle

FOR RECORDER'S USE ONLY State of New Mexico County of Bernalillo ss. This instrument was filed for record 3:33 OCT 28 1960 At 10 o'clock p.m. Recorded in Vol. 567 of records of said County Folio 59 Long Smalls Clerk & Recorder Deputy Clerk 10 28-60



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