

95085286

WARRANTY DEED

3984

ROMAN CATHOLIC CHURCH, ARCHDIOCESE OF SANTA FE, a corporation sole, for consideration paid, grants to THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a corporation of the State of New Mexico, whose address is Real Estate Office, University of New Mexico, Scholes Hall, Suite 233, Albuquerque, New Mexico, 87131, Attn: Director of Real Estate, the following real property located in Bernalillo County, New Mexico:

LEGAL DESCRIPTION OF PARCEL "B"

Being that certain parcel of land situated within the Town of Albuquerque Grant, within Section 16 (as projected), Township 10 North, Range 3 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, and being an unplatted land of the Archdiocese of Santa Fe, as portions of said unplatted land are shown and designated on "PLAT SHOWING LAND OF ARCHDIOCESE OF SANTA FE, FORMERLY LAND OF COUGAR CLUB INC." by John B. Torres, NMLS #3221, dated August 10, 1984; also shown on "PLAT SHOWING LAND OF ARCHDIOCESE OF SANTA FE, PROPOSED SITE OF NEW HIGH SCHOOL AND PROPOSED TEN ACRES TO THE SOUTH" by John B. Torres, NMLS #3221, dated October 26, 1985; also shown on "LAND OF ARCHDIOCESE OF SANTA FE, SECTION 16, T.10N., R.3E." by Ealley R. Naylor, NMPS #6261, dated June 19, 1986; and being more particularly described by metes and bounds survey as follows:

Beginning at the southeast corner of the parcel of land herein described being a point on the westerly right of way line of University Boulevard NE, whence the ACS Control Station "10-J15" bears S. 14° 33' 14" E., 1,890.51 feet distance; thence,

N. 81° 13' 10" W., 1,728.65 feet distance to the southwest corner of the parcel of land herein described being a point on the easterly right of way line of Interstate Highway 25; thence,

N. 16° 54' 14" E., 560.63 feet distance to the northwest corner of the parcel of land herein described; thence,

S. 81° 13' 10" E., 1,527.51 feet distance to the northeast corner of the parcel of land herein described being a point on the westerly right of way line of University Boulevard NE and a point on curve; thence,

Southeasterly, 25.49 feet distance along the arc of a curve bearing to the right (said arc having a radius of 1,872.02 feet, a central angle of 00° 46' 49" and a chord which bears S 03° 36' 53" E., 25.49 feet distance) to a point; thence,

N. 81° 15' 08" W., 275.02 feet distance to a point; thence,

S. 08° 46' 11" W., 203.40 feet distance to a point; thence,

S. 08° 45' 25" W., 302.44 feet distance to a point; thence,

S. 81° 21' 08" E., 383.66 feet distance to the point on the westerly right of way line of University Boulevard NE and a point on curve; thence,

Southeasterly, 26.15 feet distance along the arc of a curve bearing to the left (said arc having a radius of 1,949.93 feet, a central angle of 00° 46' 06" and a chord which bears S. 08° 13' 09" E., 26.15 feet distance) to the southeast corner and point of beginning of the parcel of land herein described and containing 736,517 square feet (16.9081 acres), more or less.

SUBJECT TO:

1. Taxes and assessments for the year 1995, and thereafter.
2. Easement granted to Public Service Company of New Mexico, by instrument dated January 11, 1960, filed February 12, 1960, in Book D-527, Page 23, records of Bernalillo County, New Mexico.
3. Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company by instrument dated May 24, 1967, filed May 26, 1967, in Book Misc. 69, Page 137, records of Bernalillo County, New Mexico.
4. Claims of adverse possession relating to any of the encroachments shown on the survey of Albuquerque Surveying Co., Inc., revised July 27, 1995, recorded in the records of the Bernalillo County Clerk on August 4, 1995, at Volume 955, Folio 125, as Document No. 95077442.

with warranty covenants.

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WITNESS its hand and seal this 15th day of August, 1995.

ROMAN CATHOLIC CHURCH,
ARCHDIOCESE OF SANTA FE,
a corporation sole,

By: Michael J. Sheehan
MICHAEL J. SHEEHAN
Archbishop of Santa Fe

STATE OF NEW MEXICO]
] ss.
COUNTY OF BERNALILLO]

This instrument was acknowledged before me on August 15, 1995, by Michael J. Sheehan, Archbishop of Santa Fe, of Roman Catholic Church, Archdiocese of Santa Fe, a corporation sole.

My commission expires: Susan C. Little
Notary Public
June 13, 1996



Approved
NM Board of Finance

AUG 23 1995

By: John A. Kormanik

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

95 AUG 24 AM 10:51

95-20-3984-3986
JUDY
M. Martinez