


WARRANTY DEED

JAMES J. STAGNONE, a single man, for consideration paid, grants to THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a New Mexico State Educational Institution, whose address is c/o Director of Real Estate, Real Estate Office, University of New Mexico, Scholes Hall, Rm. 252, Albuquerque, New Mexico 87131, all right, title and interest in the improvements, including the building, located on the property in Bernalillo County, New Mexico, which is more particularly described on Exhibit A:

Subject to items set forth on Exhibit B.

with warranty covenants.

WITNESS his hand and seal this 2nd day of August, 2000.



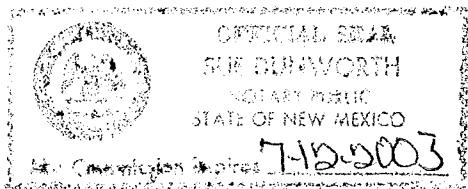
JAMES J. STAGNONE


ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on August 2, 2000 by James J. Stagnone.





Notary Public
My Commission Expires: _____


Bernalillo Co Clerk Bern. Co. WD R 11.00
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Page: 1 of 3
09/18/2000 11:09A
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EXHIBIT A

Tract K-2-1 of the Plat of Subdivision of Tract K-2 and Portion K-1-A, Lands of Southwestern Construction Company, as shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 13, 1974.


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Page: 2 of 3
09/18/2000 11:09A
Bernalillo Co Clerk Bern. Co. WD R 11.00 Bk-A10 Pg-1660

EXHIBIT B

Property taxes for the year 2000 and years thereafter.

Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company by instrument recorded June 11, 1968 in Book Misc. 105, page 777 as Document No. 96550, records of Bernalillo County, new Mexico.


Bernalillo Co Clerk Bern. Co. WD R 11.00
2000092025
5413497
Page: 3 of 3
09/18/2000 11:09A
Bk-A10 Pg-1660