

~~1700 Lomas Blvd NE~~

~~1817 Sigma Chi NE~~

~~1101 Medical Arts NE~~

1101 Medical Arts Bldg #2

WARRANTY DEED

PRESBYTERIAN HEALTHCARE SERVICES, a New Mexico non-profit corporation, 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, fixtures and buildings 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 its hand and seal this 5th day of April, 2002.

PRESBYTERIAN HEALTHCARE SERVICES,
a New Mexico non-profit corporation

By: [Signature]
Gene C. Walton
Senior Vice President

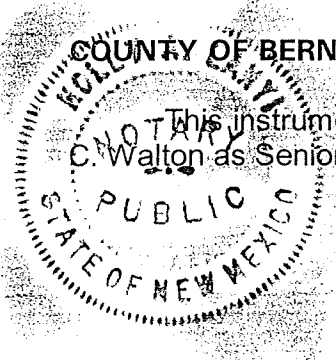
ACKNOWLEDGMENT

STATE OF NEW MEXICO)

ss

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on April 3, 2002, by Gene C. Walton as Senior Vice President of Presbyterian Healthcare Services.



[Signature]
Notary Public
My Commission Expires on: 11-16-04

APPROVED AS TO FORM FOR UNM:

HURLEY, TOEVS, STYLES, HAMBLIN &
PANTER, P.A.

By: [Signature]
MARK STYLES



Mary Herrera

Bern. Co. WD

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EXHIBIT A

"TRACT 2" of SANDIA MEDICAL PARK, as the same is shown and designated on the plat of Tracts 1 and 2, Parcel A of said addition filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 20, 1977, in Map Book A6, Folio 128.



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EXHIBIT B

The Lease executed by Sandia Foundation, a New Mexico non-profit corporation, Lessor, and W.M.V.H. Medical Building, a joint venture, James W. Wiggins, Everett V. McCaughey, Jr., Adriaan H. VanDerhor and James R. Hutchison, Joint Venturers, Lessees, (joined by their respective spouses, Verna Wiggins, Shirley McCaughey, Joan VanDerhor and Sue A. Hutchison), Lessee, dated December 29, 1977, as evidenced by the Memorandum of Lease, dated December 29, 1977, recorded in Book Misc. 579, Page 896, records of Bernalillo County, New Mexico, for a term set forth therein. The Leasehold interest was assigned to Presbyterian Healthcare Services, a New Mexico non-profit corporation by that Assignment of Lease dated June 1, 1991, recorded in Book BCR 91-10, Page 3472, and the Warranty Deed dated June 1, 1991, recorded in Book BCR 91-10, Page 3477, records of Bernalillo County, New Mexico,

Easement to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company as referred to or provided for by the document recorded June 30, 1961 in Book D601, Page 89, as Document No. 27855, records of Bernalillo County, New Mexico. Encroachment of improvements consisting of parking spaces and curbing, onto the five (5) foot PNM & MST&T Co. easement as shown on a survey prepared by Gary E. Gritsko, N.M.P.S. No. 8686, dated December 18, 2001.

Easement for maintenance of utilities, seven (7) feet in width, within the northerly, westerly and southeasterly boundaries of the land as shown, noted and provided for on the plats recorded in Map Book D7, Folio 188, Map Book D8, Folio 53, and Map Book A6, Folio 128, records of Bernalillo County, New Mexico. Encroachment of improvements consisting of parking spaces, curbing and block walls, onto the seven (7) foot underground utility easement as shown on a survey prepared by Gary E. Gritsko, N.M.P.S. No. 8686, dated December 18, 2001

Easement for common use along the easterly twelve (12) feet of the land as shown, noted and provided for on the plat recorded in Map Book A6, Folio 128, records of Bernalillo County, New Mexico. Encroachment of improvements consisting of block wall, onto the twelve (12) foot common use easement as shown on a survey prepared by Gary E. Gritsko, N.M.P.S. No. 8686, date December 18, 2001.

Easement to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company as referred to or provided for by the document recorded January 2, 1979 in Book D660, Page 546, as Document No. 79-219, records of Bernalillo County, New Mexico. Encroachment of improvements consisting of curbing and block wall, onto the seven (7) foot PNM & MST&T Co. easement as shown on a survey prepared by Gary E. Gritsko, N.M.P.S. No. 8686, dated December 18, 2001.



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