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SPECIAL WARRANTY DEED

University of New Mexico Foundation, a New Mexico non-profit corporation, for consideration paid, grants to The Regents of the University of New Mexico, a body corporate of the State of New Mexico, 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," attached hereto and incorporated herein by reference:

SUBJECT TO general real estate taxes not yet due and payable, and the matters set forth on Exhibit "B," attached hereto and incorporated herein by this reference.

With special warranty covenants.

Witness its hand and seal this 30th day of June, 2003.

UNIVERSITY OF NEW MEXICO FOUNDATION,
a New Mexico non-profit corporation

By: Leslie W. Elgood
Print Name: LESLIE W. ELGOOD
Its: PRESIDENT

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ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on June 30th, 2003, by Leslie Etgard, the President of University of New Mexico Foundation, a New Mexico non-profit corporation.

Susan Moir

Notary Public

My Commission Expires: Oct 10, 2005

(Seal)

APPROVED AS TO FORM FOR UNM:

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

By: *Mark Styles*
MARK STYLES

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EXHIBIT A

Tract numbered Five (5) of the Plat of Tracts 3, 4 and 5, Parcel A, Sandia Medical Park, City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 27, 1978 in Plat Book B14, page 80; TOGETHER WITH: (a) that certain Easement No. 2 for a trash enclosure for the benefit of Tract 5 recorded March 24, 1983 in Book Misc. 1-A, page 240 as Document No. 83 17671, records of Bernalillo County, New Mexico and (b) that certain non-exclusive access and utility easement for the benefit of Tract 5 established by that certain Easement Agreement recorded __ __, 2003 in Book __, page ____ as Document No. 2003 _____, records of Bernalillo County, New Mexico, both subject to the terms, conditions and limitations of said easements for the duration thereof.



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EXHIBIT B

1. Taxes for the year 2003, and thereafter.

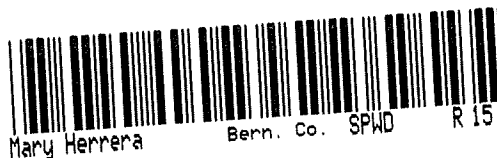
2. Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation by instrument recorded April 27, 1983 in Book Misc. 9-A, page 554 as Document No. 83 25880, records of Bernalillo County, New Mexico.

3. Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation by instrument recorded April 27, 1983 in Book Misc. 9-A, page 555 as Document No. 83 25881, records of Bernalillo County, New Mexico.

4. Easements as shown and/or provided for on the recorded plats.

5. Lease between Sandia Foundation, a New Mexico non-profit corporation, as Lessor, and Southwest Cardiology Building General Partnership, Richard D. Lueker, M.D., married, Paul T. Cochran, M.D., married, James K. Conrad, M.D., married, and William Benge, M.D., single, General Partners, joined by their respective wives, Nancy Joan Lueker, Linda D. Cochran and Mary P. Conrad, as Lessees, as evidenced by that certain Memorandum of Lease recorded July 26, 1982 in Book Misc. 946, page 992 as Document No. 82 38453, records of Bernalillo County, New Mexico. The interest of Nancy Joan Lueker subsequently conveyed to Richard D. Lueker by Quitclaim Deed recorded January 10, 1994 in Book 94-1, page 8395 as Document No. 94003857, records of Bernalillo County, New Mexico. The Lessees' interest subsequently assigned to The University of New Mexico Foundation, Incorporated, a New Mexico nonprofit corporation by Conveyance, Assignment and Assumption of Lease and Sublease recorded December 31, 2002 in Book A47, page 4826 as Document No. 2002175282, records of Bernalillo County, New Mexico.

6. Road Easement recorded May _____, 2003, in Book _____, Page _____, records of Bernalillo County, New Mexico.



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