

*Rio Grande Title Co.*

*44*

41427

WARRANTY DEED

1294

THE FIRST BAPTIST CHURCH, of ALBUQUERQUE, N.M., a corporation,  
for consideration paid, grants to REGENTS OF THE UNIVERSITY OF NEW  
MEXICO, the following described real estate in Bernalillo County,  
New Mexico:

A certain parcel of land situate within the Town of  
Albuquerque Grant, Bernalillo County, Albuquerque,  
New Mexico, more particularly described as follows:

Beginning at the Southeast corner of the parcel whence  
the NE corner of Lot (1) Block 23 Country Club Addition,  
First Extension North, as shown on the plat of said  
Addition filed in the Office of the County Clerk of  
Bernalillo County, New Mexico, on May 16, 1938, bears  
S 81 deg. 23' E 41.90 feet; thence S 0 deg. 23' W a  
distance of 2437.88 feet; thence N 81 deg. 23' W 670.15 feet;  
thence Northeasterly and to the right along a curve of radius  
of 1869.71 feet a distance of 228.90 feet; thence N 2 deg.  
33' W 303.0 feet; thence Northwesterly and to the left along  
a curve radius 1949.92 feet a distance of 38.07 feet; thence  
S 81 deg. 23' E 631.37 feet; thence N 7 deg. 44' 33" W 579.28  
feet to the place of beginning, containing 8.369 acres more or  
less.

SUBJECT, HOWEVER:

A. To that certain Lease dated June 6, 1966 by and  
between The First Baptist Church, a New Mexico non-profit  
corporation, of Albuquerque, New Mexico, as Lessor, and  
Albuquerque Metropolitan Arroyo Flood Control Authority,  
a political subdivision and quasi-municipal corporation,  
of the State of New Mexico with its principal office in  
Albuquerque, New Mexico, as Lessee, and to,

B. Reservations, restrictions, easements of record, lien  
of Albuquerque Metropolitan Arroyo Flood Control Authority, and  
taxes for the year 1967 and subsequent years,

with warranty covenants.

WITNESS its hand and seal this 20th day of February, 1967.

THE FIRST BAPTIST CHURCH, of  
ALBUQUERQUE, N.M., a corporation

By George F. Stevens  
George F. Stevens, President and  
Chairman of the Board of Trustees

ATTEST:

[Signature]  
Secretary

295

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

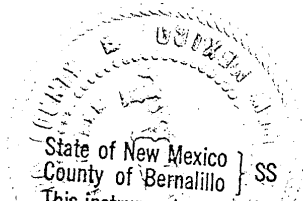
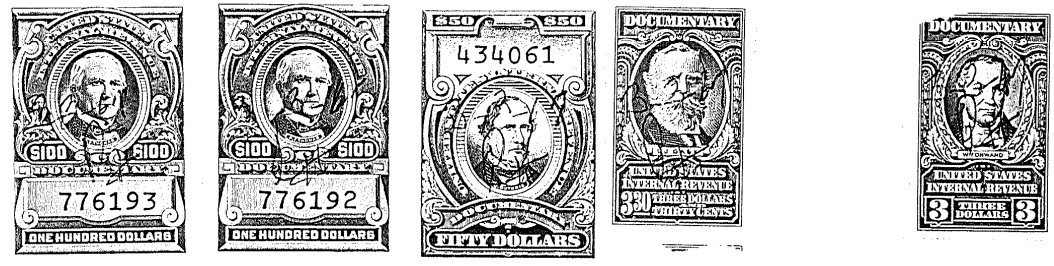
The foregoing instrument was acknowledged before me this 20th  
day of February, 1967, by George F. Stevens, President  
and Chairman of the Board of Trustees of The First Baptist Church, of  
Albuquerque, New Mexico, a New Mexico corporation, on behalf of said  
corporation.

[Signature]  
Notary Public

(SEAL)

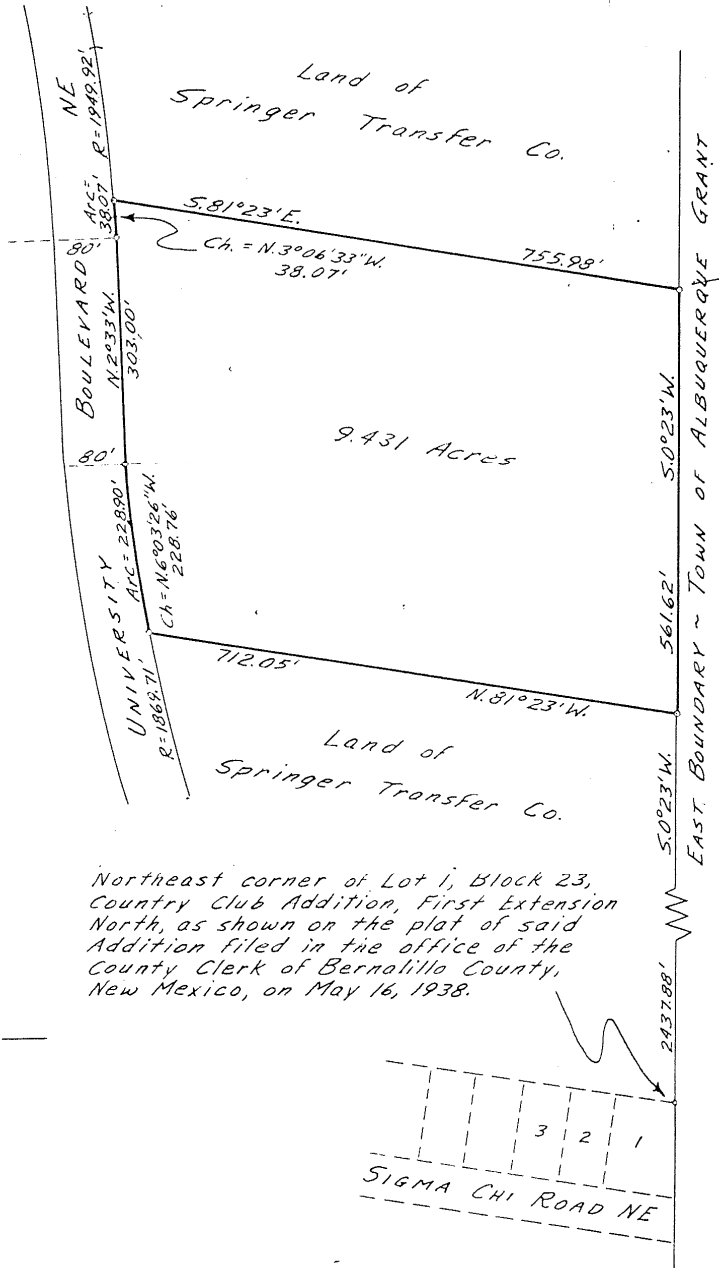
My Commission Expires:

March 8, 1968.

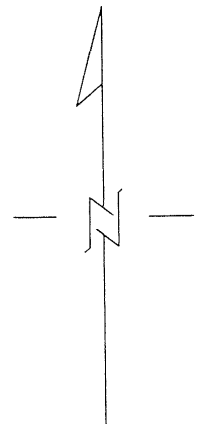


State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for record on  
27 MAR - 3 1967  
At 2 o'clock P.m. Recorded in Vol. 8824  
of records of said County Folio 294 to 295  
[Signature] Clerk & Recorder  
Deputy Clerk  
3-3-67

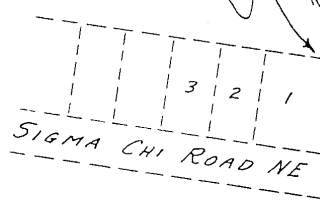




Northeast corner of Lot 1, Block 23, Country Club Addition, First Extension North, as shown on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1938.



Scale ~ 1" = 200'



PLAT OF PORTION OF LAND OF  
**WILLIAM ARIAS**  
 WITHIN THE TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, NEW MEXICO  
 ROSS-BEYER ENGINEERING OFFICE  
 MARCH 20, 1958 CBB-RH-JVA-OKM

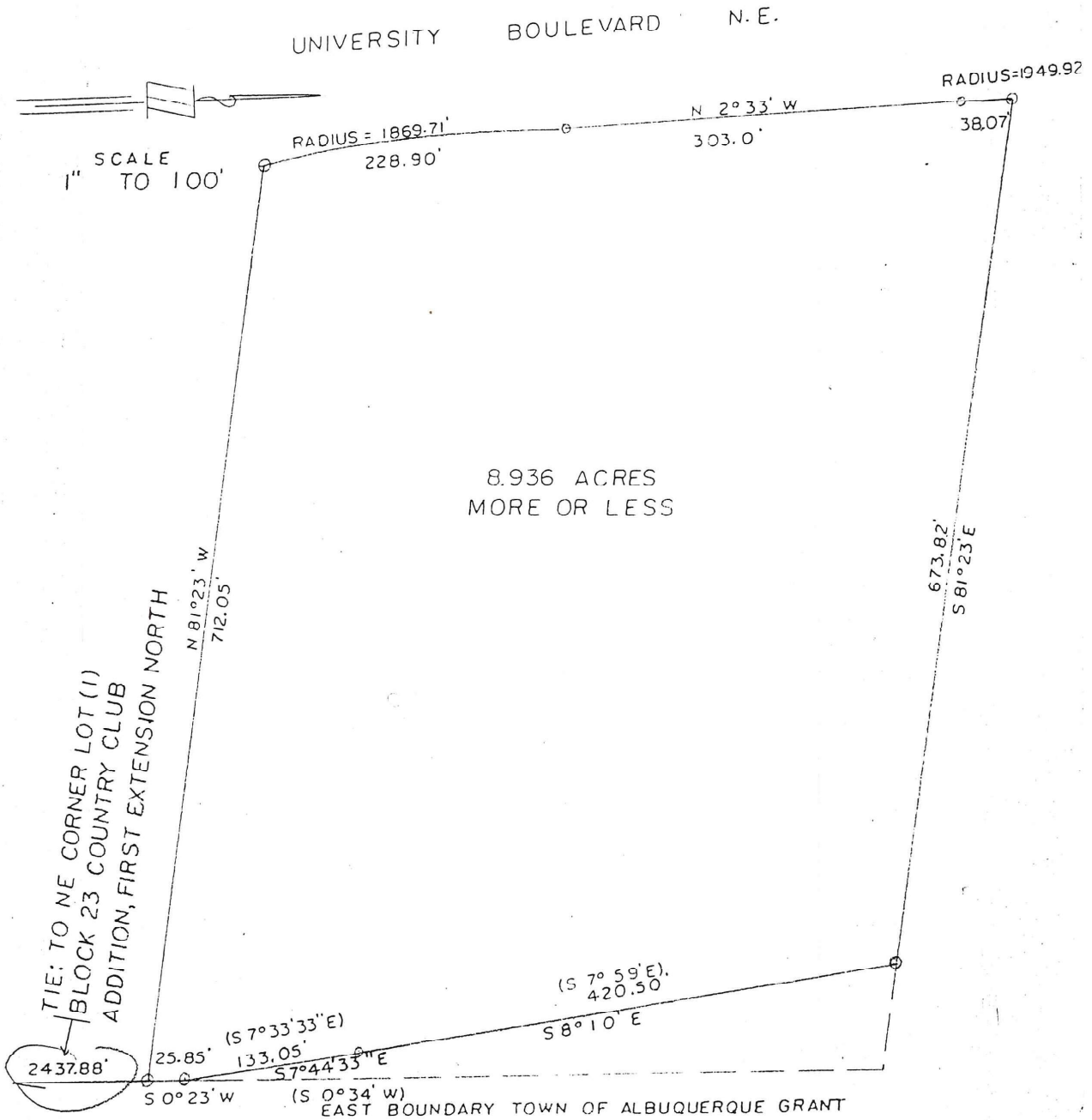


A certain parcel of L. situate within the Town of Albuquerque Grant, Bernalillo County, Albuquerque, New Mexico more particularly described as follows: Beginning at the Southeast corner of the parcel whence the NE corner of Lot(1)Block 23 Country Club Addition, First Extension North, as shown on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1938 bears <sup>S 81° 23' E</sup> S 0 deg. 23' W a distance of 2437.88 feet; thence N 81 deg. 23' W 712.05 feet; thence Northeasterly and to the right along a curve of radius 1869.71 feet a distance of 228.90 feet; thence N 2 deg. 33' W 303.0 feet; thence Northwesterly and to the left along a curve of radius 1949.92 feet a distance of 38.07 feet; thence S 81 deg. 23' E 673.82 feet; thence S 8 deg. 10' E 420.50 feet; thence S 7 deg. 44' 33" E 133.05 feet; thence S 0 deg. 23' W 25.85 feet along the East boundary of the Town of Albuquerque, Grant to the place of beginning, containing 8.936 acres more or less.

NOTE: the above bearings are from a Ross Beyer Survey of March 20, 1958.



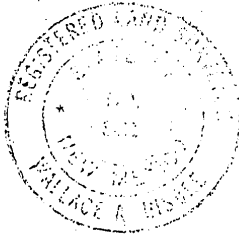
*Wallace A. Bisbee*  
 Wallace A. Bisbee  
 Registered Land Surveyor  
 State of New Mexico No. 831  
 January 9, 1967



( ) BEARINGS FROM NEW MEXICO STATE PLANE GRID, CENTRAL ZONE

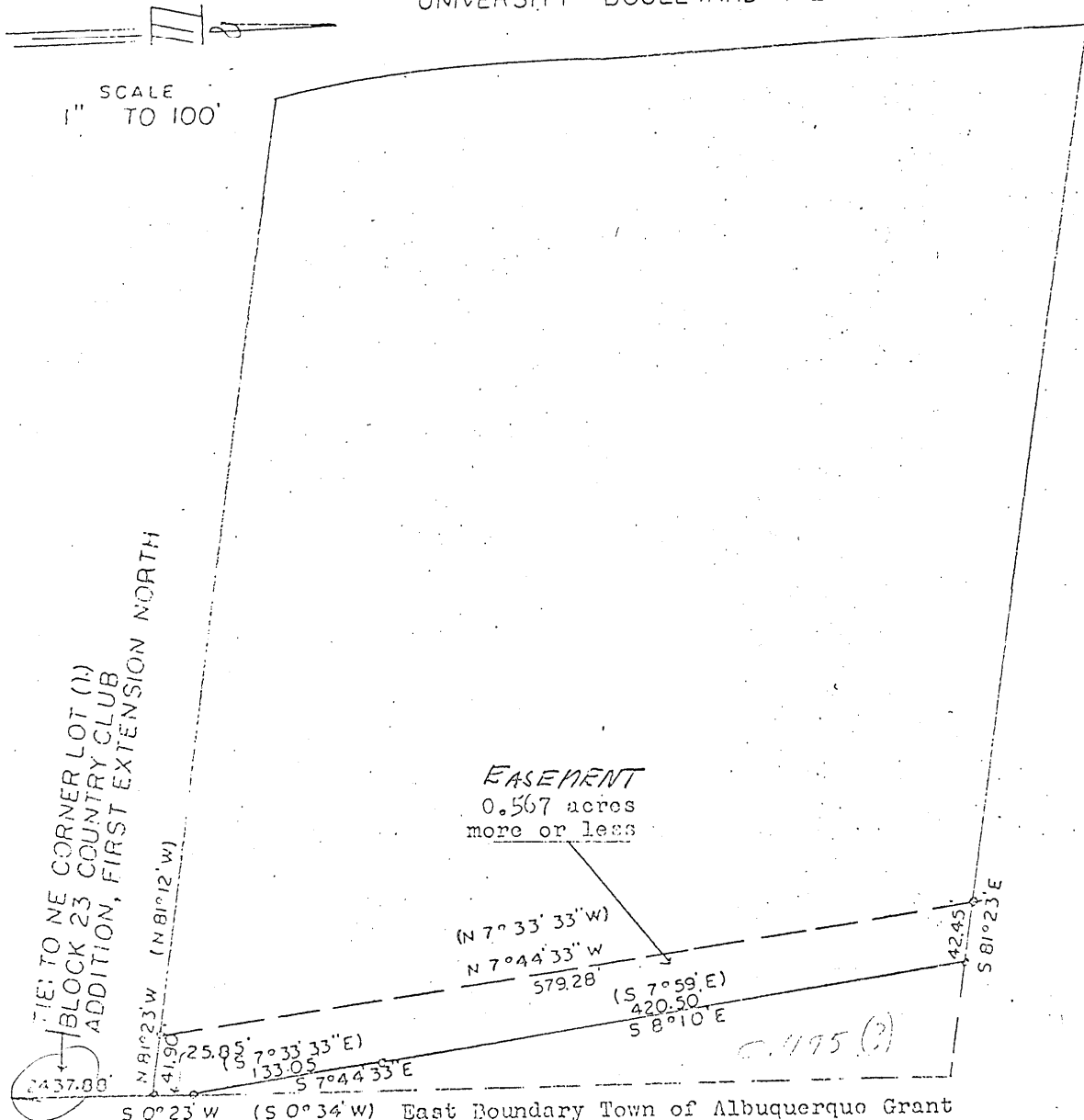
A certain parcel of Land situated within the Town of Albuquerque Grant, Bernalillo County, Albuquerque, New Mexico, more particularly described as follows: Beginning at the Southeast corner of the parcel whence the NE corner of Lot 1 Block 23 Country Club Addition, First Extension North, as shown on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1938 bears S 0 deg 23' W a distance of 2437.88 feet; thence N 81 deg. 23' W 41.90 feet; thence N 7 deg. 44' 33" W 579.28 feet; thence S 81 deg. 23' E 42.45 feet; thence S 8 deg. 10' E 420.50 feet; thence S 7 deg. 44' 33" E 133.05 feet; thence S 0 deg. 23' W 25.85 feet to the place of beginning, containing 0.567 acres more or less.

NOTE: the above bearings are from a Ross Beyer Survey of March 20, 1958 .



*Wallace A. Bisbee*  
 Wallace A. Bisbee  
 Registered Land Surveyor  
 State of New Mexico No. 831  
 January 10, 1967

UNIVERSITY BOULEVARD N.E.



S 0° 23' W (S 0° 34' W) East Boundary Town of Albuquerque Grant

( ) BEARINGS FROM NEW MEXICO STATE PLANE GRID, CENTRAL ZONE

SCHEDULE B

A tract of land situate within the Town of Albuquerque Grant, in the City of Albuquerque, New Mexico, and more particularly described as follows: Beginning at the southeast corner No. 1 of the tract herein set forth, a point on the East boundary of the Town of Albuquerque Grant, whence the northeast corner of Lot numbered One (1) in Block numbered Twenty-three (23) of Country Club Addition, First Extension North, Albuquerque, New Mexico, as the same is shown and designated on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 16th day of May, 1938, being a point on said Grant boundary, bears S. 0°23'W., along said Grant boundary, 2437.88 feet distant; running thence N.81°23'W., 712.05 feet to a point on curve on the easterly right of way line of University Boulevard NE, being the southwest corner No. 2 of the tract herein set forth; thence northwesterly along a curve right having a radius of 1869.71 feet along said easterly line of University Boulevard NE a distance along arc of 228.90 feet (chord equals N.6°03'26"W., 228.76 feet) to end of curve and corner No. 3 of the tract herein set forth; thence N.2°33'W., 303.00 feet continuing along said easterly line of University Boulevard NE to a point of curve and corner No. 4 of the tract herein set forth; thence northwesterly along a curve left having a radius of 1949.92 feet continuing along said easterly line of University Boulevard NE a distance along arc of 38.07 feet (chord equals N.3°06'33"W., 38.07 feet) to a point on curve being the northwest corner No. 5 of the tract herein set forth; thence leaving University Boulevard NE and running S. 81°23'E., 755.98 feet to a point on said East boundary of the Town of Albuquerque Grant being the northeast corner No. 6 of the tract herein set forth; thence S.0°23'W., 561.62 feet along said Grant boundary to the southeast corner No. 1 of the tract herein set forth and the place of beginning; containing 9.431 acres, more or less; bounded on the North and South by lands of Springer Transfer Company; on the East by the East boundary of the Town of Albuquerque Grant; and on the West by University Boulevard NE