

WARRANTY DEED

LIN Television Corporation, a Delaware 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 University of New Mexico, Real Estate Office, 1712 Las Lomas, NE, Albuquerque, New Mexico 87131-3181, the real estate located in Bernalillo County, New Mexico, described on Exhibit A, attached hereto and incorporated herein by reference.

Subject to the items listed on Exhibit "B," attached hereto; and,

Subject to real property taxes for the year 2008 and years thereafter;


with warranty covenants.

WITNESS its hand and seal this 25th day of November, 2008.

LIN TELEVISION CORPORATION, a Delaware corporation

By: William S. Anderson
Print Name: WILLIAM S. ANDERSON
Its: President and GM

Doc# 2008126115

11/26/2008 09:03 AM Page: 1 of 5
WD R:\$17.00 M. Toulouse Oliver, Bernalillo County


1377 University Blvd NE

ACKNOWLEDGMENT

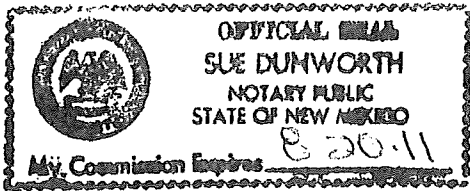
COUNTY OF Bernalillo)
STATE OF New Mexico) ss

This instrument was acknowledged before me on November 24, 2008, by William S. Anderson as President and Gen. Mgr. of LIN Television Corporation, a Delaware corporation

Sue Dunworth

Notary Public
My Commission Expires on: _____

(Seal)



REVIEWED AND APPROVED BY:

Kim D. Murphy
KIM D. MURPHY, University of New Mexico
Director of Real Estate

APPROVED AS TO FORM FOR UNM:

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

By: *Mark Styles*
MARK STYLES

Exhibit A

Tract 1

A tract of land situate within the Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising a portion of Tract No. 4 of the Lands of Springer Transfer Company, as the same is shown and designated on the plat thereof, prepared by Ross Beyer Engineering Office, dated March 20, 1946, and revised March 11, 1952, which said tract of land is by reference to said above described plat, more particularly described as follows:

BEGINNING for a tie at the Northeast corner of Lot numbered One (1) in Block numbered Twenty-three (23) of Country Club Addition, First Extension North, 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 May 16, 1938, said corner of said Lot 1 being a point on the East boundary of the town of Albuquerque Grant and running thence N 0°23' E. 2999.50 feet along said East boundary of the Town of Albuquerque Grant to a point; thence leaving said Grant boundary and running N 81° 23' W. 842.06 feet to a point on curve on the Westerly Right of way line of University Boulevard, N.E. and the Southeast corner of the tract herein described; Thence leaving said Westerly line of University Boulevard, N.E. and running N 81° 23' W., 528.74 feet to the Southwest corner; Thence N 08° 37' E., 200.00 feet to the Northwest corner; Thence S 81° 23' E., 471.26 feet to the Northeast corner, a point on said Westerly right & way line of University Boulevard, N.E.; Thence Southeasterly along a curve right having a radius of 1869.92 feet, and along said Westerly line of University Boulevard, N.E. a distance along arc of 208.21 feet (chord = S 7° 25' 10" E., 208.10 feet) to the Southeast and beginning corner of the tract herein described.

And also described as follows:

A tract of land situate within the Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising a portion of Tract No. 4 of the Lands of Springer Transfer Company, as the same is shown and designated on the plat thereof, prepared by Ross Beyer Engineering Office, dated March 20, 1946, and revised March 11, 1952, which said tract of land is by reference to said above described plat, more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described, a #4 rebar and cap set, being a point on the Westerly Right of Way line of University Boulevard, N.E., from whence the ACS Monument "NDC-22-1A" bears N 75° 42' 34" E, 741.63 feet distant; Thence leaving said Right of Way line, N 81°19' 42" W, 528.73 feet to the Southwest corner, a #4 rebar found; Thence N 08° 40' 14" E, 200.00 feet to the Northwest corner, a #4 rebar and cap set; Thence S 81° 19' 04" E, 471.17 feet to the Northeast corner, a #5 rebar found, being a point on said Westerly Right of Way line; Thence along a curve to the right, having a radius of 1,869.86 feet, a central angle of 06° 22' 40", a chord S 07° 23' 24" E, 208.03 feet, an arc length of 208.14 feet to the Point of Beginning

Tract 2

Parcel A

Tract numbered Nine-A-Two (9-A-2) of the plat of Tracts 9-A-1 and 9-42, LANDS OF SPRINGER TRANSFER COMPANY, City of Albuquerque, New Mexico (the "plat") 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 5, 1999, in Map Book 99C, Folio 25.

A non-exclusive easement for the benefit of Parcel A of Tract 2 for private access and underground utilities over and across Tract 9-A-1 of the Plat as provided in the Grant Easement for Private Access and Underground Utilities recorded February 23, 1999 in Book 9903, Page 3926 as Document No. 1999023981, records of Bernalillo County, New Mexico and subject to the terms and conditions thereof.

PARCEL C

An exclusive easement for the benefit of Parcel A of Tract 2 for access and utilities over, under and across Tract 9-A-1 of the Plat as provided for in that certain Permanent Easement recorded in Book A1, page 8517 as document number 2000008565, records of Bernalillo County, New Mexico, subject to the terms and conditions thereof.

EXHIBIT B

1. Easement granted to Mountain States Telephone & Telegraph Company recorded in Book Misc. 71, Page 470, records of Bernalillo County, New Mexico (as to Parcel 1).
2. Restrictions recorded in Book D519, Page 559, and Book D625, Page 649 of the records of Bernalillo County, New Mexico, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, (as to Parcel 1).
3. Easement granted to the Public Service Company of New Mexico and Mountain States Telephone & Telegraph Company in Book D527, Page 21, records of Bernalillo County, New Mexico (as to Parcel 1).
4. Underground Easement granted to the Public Service Company of New Mexico and U.S. West Communications, Inc. by document recorded in Book 96-26, Page 9123, records of Bernalillo County, New Mexico, (as to Parcel 1).
5. Restrictions recorded in Book D646, Page 590, records of Bernalillo County, New Mexico. but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin (as to Parcel 2).