

SPECIAL WARRANTY DEED

08864846

First Interstate Bank of Albuquerque (formerly Bank of New Mexico) as Trustee under terms of that certain Trust Agreement dated April 9, 1970 by and between Calvin B. Lawrence and Mary Evelyn Lawrence as Trustors and the Bank of New Mexico as Trustee (GRANTOR) for consideration paid GRANTS with special warranty covenants to the Regents of the University of New Mexico, (GRANTEE) whose address is c/o Office of University Legal Counsel, Scholes Hall, Room 150, Roma Avenue, N.E., Albuquerque, New Mexico, 87131, a certain tract of land situate within the Town of Albuquerque Grant, Bernalillo County, New Mexico, being a portion of Tract No. 5 of the lands of Springer Transfer Company and being more particularly described on the attached Exhibit A incorporated herein by reference, which property is located in Bernalillo County, New Mexico. This conveyance is made subject to U.S. patent reservations and restrictions and easements of record and is made subject to any unpaid taxes for 1988 and subsequent years.

Dated this 19th day of July, 1988.

***for the University of New Mexico Hospital/Bernalillo County Medical Center

ASSESSOR'S OFFICE
COUNTY OF BERNALILLO

Joseph F. Thomson Jr.
JOSEPH F. THOMSON JR.
ASSESSOR

FIRST INTERSTATE BANK OF ALBUQUERQUE

BY *Mark K. Ritter*
MARK K. RITTER, VICE PRESIDENT
& TRUST OFFICER

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

The foregoing Special Warranty Deed with attached Exhibit A was acknowledged before me this 19th day of July, 1988 by Mark K. Ritter, Vice President and Trust Officer, First Interstate Bank of Albuquerque on behalf of the said Bank as Trustee of the Calvin B. Lawrence and Mary Evelyn Lawrence Trust Agreement dated April 9, 1970.



OFFICIAL SEAL
Signature *Sharon Wilcox*
SHARON WILCOX
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 1-22-91

My Commission Expires: 1/22/91

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

88 JUL 19 AM 11:42
BK *238 A* PG *344-345*

Glady's M. Davis
GLADYS M. DAVIS
CLERK & RECORDER
DEPUTY

EXHIBIT A

A tract of land situate within the Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising a portion of Tract No. 5 of the lands of Springer Transfer Company, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof prepared by Ross-Beyer Engineering Office dated March 30, 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 NE corner of Lot One (1) in Block 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 the 16th day of May, 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 degrees 23'E., 2273.06 feet along said East boundary of the Town of Albuquerque Grant to a point; thence leaving said Grant boundary and running N. 81 degrees 23'W., 760.43 feet to a point on curve on the westerly right of way line of University Blvd., N.E. and the SE corner No. 1 of the tract herein set forth; thence leaving said westerly line of University Blvd., NE and running N. 81 degrees 23'W., 571.61 feet to the Southwest corner No. 2 of the tract herein set forth; thence N. 18 degrees 03'W., 182.54 feet to the NW corner No. 3 of the tract herein set forth; thence S. 81 degrees 23'E, 594.29 feet to the NE corner No. 4 of the tract herein set forth, a point on said curve on the westerly right of way line of University Blvd., NE; thence Southeasterly along a curve left having a radius of 1949.71 feet along said westerly line of University Blvd., NE a distance along an arc of 173.60 feet (Chord equals S.11 degrees 20' 41"E, 173.55 feet) to a point on curve and the SE and beginning corner No. 1 of the tract herein set forth; Containing Two and One-Hundred Seventy Eight Thousands (2.178) acres, more or less; Bounded on the North by land of William A. Arias, on the South by land of New Mexico Credit Corp., on the East by University Blvd., NE, and on the West by the remaining portion of Tract No. 5 lying West of University Blvd., NE of lands of Springer Transfer Company.