

08864845

QUITCLAIM DEED

342

SPRINGER TRANSFER COMPANY, a New Mexico Corporation

now dissolved

for consideration paid, quitclaim

to FIRST INTERSTATE BANK OF ALBUQUERQUE, Trustee of the Calvin B.

Lawrence and Mary E. Lawrence Trust Agreement dated April 9, 1970

whose address is:

Attn: Mark Ritter, Trust Officer, P.O. Box 1830, Albuquerque, New

Mexico, 87103

Bernalillo

County, New Mexico:

See Exhibit "A" Attached Hereto and Incorporated Herein by Reference.

This Deed is being executed for the sole purpose of replacing the Warranty Deed executed by Springer Transfer Company, a New Mexico Corporation, to Calvin B. Lawrence, a Married Man, on March 11, 1959, which has been lost, and is in satisfaction and full payment of that certain Real Estate Contract executed by and between same.

WITNESS hand and seal this 7th day of June, 1988

(Seal) SPRINGER TRANSFER COMPANY (Seal) a New Mexico Corporation

(Seal) BY: Aldo M. P. Vaio ALDO VAIO Former President (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO ss. COUNTY OF

The foregoing instrument was acknowledged before me this day of 19 by (Name or Names of Person or Persons Acknowledging) Notary Public

My commission expires: (Seal)

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO ss. COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this day of MAY 7th, 1988 by Aldo Vaio, Former President (Name of Officer)

(Title of Officer) of Springer Transfer Company (Name of Corporation Acknowledging) a now dissolved New Mexico Corporation, on behalf of said corporation. (State of Incorporation)

My commission expires: (Seal) 8/25/90

Notary Public signature

FOR RECORDER'S USE ONLY STATE OF NEW MEXICO COUNTY OF BERNALILLO FILED FOR RECORD 88 JUL 19 AM 11:42 BY [Signature] PG 342-343 GLADYS M. DAVIS CO. CLERK & RECORDER THE VALLIANT CO. ALBUQUERQUE, N. M.

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 5.11 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 Thousandths (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.