

WARRANTY DEED

ROBERT D. MONTGOMERY and MARY D. MONTGOMERY, husband and wife, for consideration paid, grant to THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a corporation of the State of New Mexico, the address of which is Scholes Hall, Suite 233, Albuquerque, New Mexico 87131, the following described real estate in Bernalillo County, New Mexico with warranty covenants:

An undivided one-half (1/2) interest in and to Tract B-1, WILSON, AHERN AND MONTGOMERY ADDITION, City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed September 16, 1993 in Volume 93-C, Folio 269, records of Bernalillo County, New Mexico.

SUBJECT TO THE FOLLOWING:

1. Patent reservations of record;
2. Taxes for the year 1993 and thereafter;
3. Right of Way Easement dated October 5, 1967 recorded November 15, 1967 in Book Misc. 86, page 15 as Document No. 71917, records of Bernalillo County, New Mexico.
4. Easements, as shown and or provided on the plats recorded August 3, 1967, in Volume C6, Folio 180 and on September 16, 1993, in Volume 93-C, Folio 269, records of Bernalillo County, New Mexico.
5. Grant of Easement for Underground City-Owned Utilities dated September 5, 1967 recorded September 11, 1967 in Book Misc. 79, page 963 as Document No. 64448, records of Bernalillo County, New Mexico, New Mexico.

WITNESS OUR HANDS and seals this 17th day of September, 1993.

Robert D. Montgomery
ROBERT D. MONTGOMERY

Mary D. Montgomery
MARY D. MONTGOMERY

APPROVED
STATE BOARD OF FINANCE

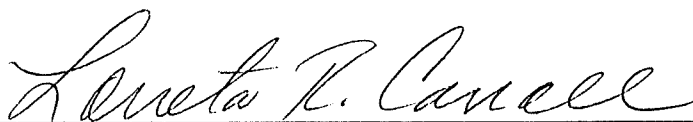
SEP 7 1993

BY:

David Abbey

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on September 17,
1993 by ROBERT D. MONTGOMERY and MARY D. MONTGOMERY, husband and
wife.



Loreta R. Canale
Notary Public

My commission expires:

February 19, 1994