

# WARRANTY DEED

SANDIA FOUNDATION, a New Mexico nonprofit 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 Director of Real Estate/Real Estate Office, University of New Mexico, Scholes Hall Rm. 252, Albuquerque, NM 87131, the following described real estate in Bernalillo County, New Mexico:

See Exhibit "A"

Subject to THE MATTERS SET FORTH ON Exhibit "B" attached hereto and incorporated herein by this reference.

with warranty covenants.

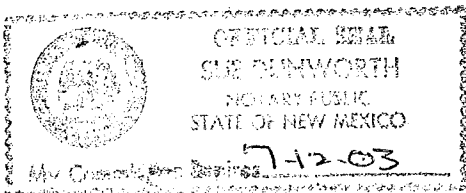
WITNESS its hand and seal this 20<sup>th</sup> day of December, 2002.

SANDIA FOUNDATION, A New Mexico nonprofit corporation

By: *John Perovich*  
JOHN PEROVICH, Chairman,  
Board of Trustees

COUNTY OF BERNALILLO      )  
  ) ss  
STATE OF NEW MEXICO      )

This instrument was acknowledged before me on December 20<sup>th</sup>, 2002, by John Perovich as Chairman of the Board of Trustees of SANDIA FOUNDATION, a New Mexico nonprofit corporation.



*Sue Plunworth*  
Notary Public  
My Commission Expires: \_\_\_\_\_

Approved as to form for UNM:

Hurley, Toevs, Styles, Hamblin & Panter, P.A.

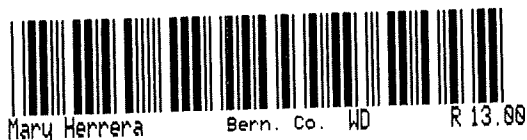
By: *Mark Styles*  
Mark Styles

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## EXHIBIT A

Tract "E-1" of the Plat of Various Tracts of Lands of Southwestern Construction Company, Albuquerque, New Mexico, 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 January 6, 1967 in Plat Book C6, page 149; EXCEPTING THEREFROM that portion conveyed to the City of Albuquerque, New Mexico, a municipal corporation by Warranty Deed recorded July 19, 1971 in Book D 898, page 623 as Document No. 35741, records of Bernalillo County, New Mexico.



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## EXHIBIT B

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by Public Records.
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, claim or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy).
6. Any title or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities, to land comprising the shores or bottoms of navigable streams, lakes, or land beyond the line of the harbor or bulkhead lines established or changed by the United States government.
7. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
8. Taxes or assessments which are not shown as existing liens by the public record.
9. Taxes for the year 2003, and thereafter.
10. Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company by instrument recorded June 30, 1961 in Book D 601, page 89 as Document No. 27855, records of Bernalillo County, New Mexico.
11. Any possible assessments for paving, sewer and water extensions which are or might be a lien by law, but have not yet been filed for record in the office of the County Clerk of Bernalillo County, New Mexico.
12. Encroachments by poles and lines along the Southerly side of the insured premises and deviation of fences from lot lines as set forth on that certain A.L.T.A./A.C.S.M. Land Title Survey dated September 27, 2002, prepared by Gary E. Gritsko, N.M.P.S. #8686.

