

WARRANTY DEED

Mountain Run Partners, Ltd., a New Mexico limited liability partnership, 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, NM 87131-318, the property 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 2006 and years thereafter;

with warranty covenants.

WITNESS their hands and seals this 22nd day of DEC., 2006.

MOUNTAIN RUN PARTNERS, LTD., a New Mexico
limited liability partnership

By: 

Paul E. Blanchard, General Partner



Mary Herrera

Bern. Co. WD

R 17.00

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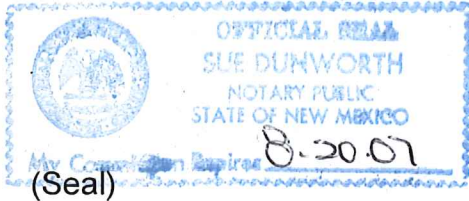
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ACKNOWLEDGMENTS

COUNTY OF BERNALILLO)
) ss
STATE OF NEW MEXICO)

This instrument was acknowledged before me on Dec. 22 2006, by Paul E. Blanchard, General Partner of Mountain Run Partners, Ltd., a New Mexico limited partnership.



Sue Dunworth

Notary Public
My Commission Expires: _____

(Seal)

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APPROVED AS TO FORM FOR UNM:

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

By: Mark Styles
MARK STYLES

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Exhibit A

A certain tract of land situate within Sections 9 and 16, T. 10 N., R. 3 E., N.M.P.M., Albuquerque, Bernalillo County, New Mexico being and comprising a portion of Tract No. 3 of LANDS OF SPRINGER TRANSFER COMPANY 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 more particularly described as follows:

BEGINNING at the Northwest corner of said tract being the Southwest corner of Parcel 1, University Towers as filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 27, 1985 in Volume C26, folio 108 and being a point on the easterly right-of-way line of University Blvd., N.E. said point being a No. 4 rebar with "PATRICK PS 12651" cap; thence from said Point of Beginning leaving said right-of-way line

S 73° 41' 43" E, 708.10 feet along the southerly boundary line of said Parcel 1, University Towers; thence S 73° 05' 39" E, 10.09 feet to the Northeast corner, an A.M.A.F.C.A. brass cap located on the westerly line of the A.M.A.F.C.A. right-of-way; thence

southeasterly along said A.M.A.F.C.A. right-of-way along a curve to the left with central angle of 08° 40' 32" having a radius of 2079.86 feet, a distance of 314.93 feet (chord bearing S 05° 19' 54" W, 314.62 feet) to a point of intersection with the westerly right-of-way line of Indian School Road, N.E. said point being an A.M.A.F.C.A. brass cap; thence along said westerly right-of-way line S 37° 04' 53" W, 177.62 feet to an A.M.A.F.C.A. brass cap located at the Southeast corner: thence

N 82° 26' 50" W, 17.57 feet to a No. 4 rebar with aluminum "LS 4071" cap; thence leaving said right-of-way

N 73° 32' 00" W, 659.83 feet along the North boundary line of the lands of Grand Lodge and Masonic Temple as filed October 25, 1984 in Volume C25, folio 89 to the Southwest corner, a No. 4 rebar located on the easterly right-of-way line of University Blvd., N.E.; thence

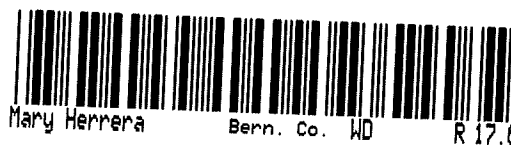
northeasterly along said easterly right-of-way along a curve to the right with a central angle of 07 21' 23", having a radius of 1392.46 feet, a distance of 178.78 feet (chord bearing N 09° 27' 03" E., 178.66 feet) to a point of tangency, said point being a No. 4 rebar with "PATRICK PS 12651" cap; thence continuing along said easterly right-of-way N 13° 07' 45" E., 298.93 feet to the Point of BEGINNING.



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EXHIBIT B

1. Restrictions, conditions, covenants and other terms and provisions contained in Warranty Deed recorded in Book D 638, Page 306 as Document No. 77973, records of Bernalillo County, New Mexico.
2. Grant of Easement for power transmission and communications lines recorded in Book D 685, Page 644 as Document 29986, records of Bernalillo County, New Mexico, the interest of Mountain States Telephone and Telegraph Company having been released and quitclaimed by US West Communications, Inc., a Colorado corporation, its successor in interest, pursuant to Quitclaim Deed recorded in Book A2, Page 4872 as Document No. 2000014947, records of Bernalillo County, New Mexico.
3. Easement for power transmission and communications lines, and for a down guy and anchor easement, recorded in Book Misc. 76, Page 782 as Document No. 60442, records of Bernalillo County, New Mexico.
4. Easements for telephone and telegraph lines and fixtures and appurtenances relating thereto recorded in Book 90, Page 499, records of Bernalillo County, New Mexico, and recorded in Book 152, Page 107, records of Bernalillo County, New Mexico, as restricted and limited to the South Five feet of the West Five feet of the above described real estate for a telephone riser or pedestal pursuant to an exception contained in a Quitclaim Deed recorded in Book A2, Page 4872 as Document No. 2000014947, records of Bernalillo County, New Mexico.



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