

Lawyers Title Insurance Corporation

HOME OFFICE - RICHMOND, VIRGINIA TI-56,451 dlc

Lawyers Title Insurance Corporation, a Virginia corporation, herein called the Company, for a valuable consideration paid for this Policy, **Hereby Insures** those designated in Schedule A as, and hereinafter called, the Insured, the heirs, devisees, personal representatives of such Insured, or, if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the Insured shall sustain by reason of:

any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule A, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or

unmarketability of such title; or

lack of a right of access to and from the land;

all subject, however, to the provisions of Schedules A and B and to the Conditions and Stipulations hereto annexed; all as of the effective date shown in Schedule A of this Policy.

IN WITNESS WHEREOF, the Company has caused this Policy to be signed and sealed, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Issued at: Albuquerque, New Mexico

Countersigned by:
NEW MEXICO TITLE COMPANY

[Signature]
Authorized Officer or Agent



Lawyers Title Insurance Corporation

[Signature] President.

Attest: *[Signature]* Secretary.

SCHEDULE A

AMOUNT

\$ 30,000.00

EFFECTIVE DATE

September 10, 1964

NAME OF INSURED

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate

1. The estate or interest in the land described or referred to in this Schedule covered by this Policy is:

FEE SIMPLE

2. Title to the estate or interest covered by this Policy at the date hereof is vested in the Insured.

3. The land referred to in this Policy is described as follows:

A tract of land situate in the Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising that portion of Tract 6 of the lands of Springer Transfer Co., Albuquerque, New Mexico, lying east of University Boulevard, N.E. 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 northeast 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°23'E., 1865.81 feet along said east boundary of the Town of Albuquerque Grant to the southeast and beginning corner no. 1 of the tract herein set forth; THENCE leaving said Grant boundary and running N.85°45'W., 514.35 feet to a point on the easterly right-of-way line of University Boulevard, N.E. and the southwest corner no. 2 of the tract herein set forth; THENCE N.18°03'W., 156.28 feet along said easterly line of University Boulevard, N.E. to the northwest corner no. 3 of the tract herein set forth; THENCE leaving University Boulevard, N.E. and running S.81°23'E., 568.46 feet to a point on said east boundary of the Town of Albuquerque Grant and the northeast corner no. 4 of the tract herein set forth; THENCE S.0°23'W., 101.54 feet along said east boundary of the Town of Albuquerque Grant to the Southeast and beginning corner no. 1 of the tract herein set forth; THENCE leaving