



COMMONWEALTH LAND
TITLE INSURANCE COMPANY
 A Reliance Group Holdings Company

COMMITMENT FOR TITLE INSURANCE

Commitment No.

817-168231

File No. **GFI 21627 CR**

SCHEDULE A

1. Effective Date: **19th** day of **December, 1984**, at **8:00** **A** M.

(update 12/13/85)

2. Policy or Policies to be issued: Amount

(a) ALTA Owner — 1970 Form B Form A \$ **825,000.00**
 (Amended 10-17-70 and 3-30-84)

Proposed Insured:

REGENTS OF THE UNIVERSITY OF NEW MEXICO, a New Mexico Corporation

(b) ALTA Loan Policy — 1970 (Amended 10-17-70 and 3-30-84) \$ _____

Proposed Insured:

ROBERT E. STEIDER and ELFRIDE M. STEIDER, Trustees under the Robert E. Steider and Elfriede M. Steider Revocable Trust Conv FHA VA

3. The estate or interest in the land described or referred to in the Commitment and covered herein is and is at the effective date hereof vested in

ROBERT E. STEIDER and ELFRIDE M. STEIDER, Trustees under the Robert E. Steider and Elfriede M. Steider Revocable Trust

4. The land referred to in this Commitment is situated in the County of **BERNALILLO** State of **NEW MEXICO**, and described as follows:

See attached Exhibit "A"

Countersigned:

Schedule B — Section 1

The following are the requirements to be complied with:

1. Instrument creating the estate or interest to be insured must be executed and filed for record, to-wit:

WARRANTY DEED executed by ROBERT E. STEIDER and ELFRIEDE M. STEIDER, Trustees under the Robert E. Steider and Elfriede M. Steider Revocable Trust, to REGENTS OF THE UNIVERSITY OF NEW MEXICO, a New Mexico Corporation.

2. Pay the full consideration to, or for the account of, the grantors or mortgagors.
3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
5. **PAYMENT OF TAXES** for the second half of the year 1984, a lien which is now due and payable, plus any and all accrued interest and penalties. *- paid - 1985*
6. **RELEASE OF MORTGAGE** executed by ROBERT E. STEIDER and ELFRIEDE M. STEIDER, his wife, to REPUBLIC BANK, dated December 30, 1975, filed for record December 31, 1975 in Book MD 121-A, page 816. *release recorded 2/15/85*
7. **RELEASE OF MORTGAGE** executed by ROBERT E. STEIDER and ELFRIEDE M. STEIDER, his wife, to REPUBLIC BANK, dated December 22, 1976, filed for record December 10, 1977 in Book MD 165-A, page 628, as Document No. 77-1459. *release recorded 2/15/85*
8. **RELEASE OF MORTGAGE** executed by ROBERT E. STEIDER and ELFRIEDE M. STEIDER, his wife, to REPUBLIC BANK, dated April 17, 1978, filed for record April 18, 1978, in Book MD 241-A, page 327, as Document No. 78-27095. *- paying at closing*
9. **RELEASE OF MORTGAGE** executed by ROBERT E. STEIDER and ELFRIEDE M. STEIDER, his wife, to REPUBLIC BANK, dated April 17, 1978, filed for record April 18, 1978, in Book MD 241-A, page 331, as Document No. 78-27096. *paying at closing*
10. **SATISFACTORY PROOF** that any improvements made upon the subject premises within the past 120 days have been paid for in full. *- copy attached*
11. **FURNISH ALBUQUERQUE TITLE CO., INC.** with a current certificate of survey showing the location of all improvements, construction, easements, encroachments and pole lines upon the subject premises. *- provided to buyer by seller*
12. **FURNISH ALBUQUERQUE TITLE CO., INC.** with a copy of the Trust Agreement of Steider Trust. *- in file*
13. **TERMINATION OF LEASE AGREEMENT** by and between PHYSICIANS CLINICAL LAB AND X-RAY, to UNIVERSITY HEIGHTS HOSPITAL, dated May 13, 1974, filed for record May 14, 1974 in Book Misc. 366, page 997. *- executed at closing*
14. **SPECIAL ASSESSMENTS SEARCH** by the City of Albuquerque. *- attached - attached*

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Schedule B - Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes for the year 1985, and subsequent years. - *1985 paid*
3. Reservations affecting insured premises.
4. Restrictions affecting insured premises.
5. Easements affecting insured premises.
6. Rights of Tenants or occupants under unrecorded rental or lease agreements.
7. Any and all rights, liens, claims or equities in favor of the Middle Rio Grande Conservancy District which may affect the insured premises.
8. 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. - *n/a*

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the 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, dower, curtesy, survivorship, or homestead rights, if any, of any spouse of the insured.
6. Any titles or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities, to lands 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 19____, and thereafter.

Exhibit "A"

A tract of land situate within the Town of Albuquerque Grant, Bernalillo Co., N.M. and more particularly described as follows: Beginning, for a tie, at the northeast corner of Lot numbered One (1), in Block numbered 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, N.M., 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 thence running N. 0°23' E., 1967.35 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. 81°23' W., 568.46 feet to the southwest corner No. 2 of the tract herein set forth, being a point on the easterly right of way line of University Blvd. NE; thence N. 18°03' W., 158.59 feet along said easterly line of University Blvd NE to the northwest corner No. 3 of the tract herein set forth; thence leaving University Blvd. NE and running S. 81°23' E., 619.13 feet to the northeast corner No. 4 of the tract herein set forth, being a point on said east boundary of the town of Albuquerque Grant, thence S. 0°23' W., 143.20 feet along said Grant Boundary to the southeast and beginning Corner No. 1 of the tract herein set forth, bounded on the north by land of New Mexico Credit Corporation, on the south by land of Springer Transfer Company, on the east by the east boundary of the Town of Albuquerque Grant, and on the west by University Boulevard N.E.