

SPECIAL WARRANTY DEED

*Lots 1, 2 & 3 Tract D
Lots A & B CCA*

SANDIA FOUNDATION, a New Mexico nonprofit corporation, for consideration paid, grant s to THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate of the State of New Mexico, whose address is 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:

Described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO general real estate taxes not yet due and payable, and the matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

with special warranty covenants.

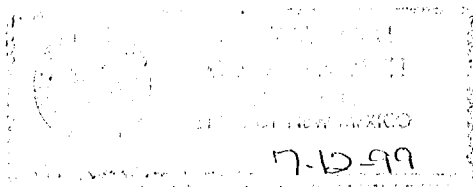
WITNESS its hand and seal this 30th day of October, 1998.

SANDIA FOUNDATION,
a New Mexico nonprofit corporation

CPD By *John Perovich*
John Perovich, Chairman, Board of Trustees

County of Bernalillo)
)
State of New Mexico) ss

This instrument was acknowledged before me on Nov. 2, 1998 by John Perovich as Chairman of the Board of Trustees of SANDIA FOUNDATION, a New Mexico nonprofit corporation.



Sue Dunworth
Notary Public Sue Dunworth
My Commission Expires: _____

PARCEL VI:

Lots numbered One, Two and Three (Lots 1, 2 and 3) of Tract "D" of the Plat of Mesa Vista Road Sorority Housing Area, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 27, 1966 in Volume C6, folio 120.

AND

Lots "A" and "B", Block 23, Country Club Addition, as shown and designated on the Plat of Lots "A" and "B", Block 23 and Lots "C" and "D", Block 28, Country Club Addition to the City of Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 30, 1948 in Volume B, folio 121;

EXCEPTING from said Lot "A" in Block 23 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 627 as Document No. 35743 being more particularly described as follows:

A certain parcel of land situate within the City Limits of the City of Albuquerque, New Mexico, and being identified as a Westerly portion of Lot lettered "A" in Block numbered Twenty-three (23) of Country Club Addition, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of Lots A & B, Block 23, and Lots C & D, Block 28, Country Club Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 30, 1948, and being more particularly described by metes and bounds survey as follows:

BEGINNING at the Southwest corner of the parcel herein described, said Southwest corner being the Southwest corner of above mentioned Lot A, Block 23, and a point on the existing Easterly line of University Boulevard NE; thence,

N. 01 deg. 11' 00" W., 109.12 feet distant along said existing Easterly line of University Boulevard NE to a point of curvature; thence,

Northeasterly, 26.12 feet distant along the arc of a curve bearing to the right (said arc having a radius of 15.00 feet and a long chord which bears N. 48 deg. 42' 00" E., 22.94 feet distant) to a point of tangency, said point of tangency being on the Southerly line of Mesa Vista Road NE; thence,

S. 81 deg. 15' 00" E., 16.02 feet distant along said Southerly line of Mesa Vista Road NE to a point of curvature; thence,

Southwesterly, 42.38 feet distant along the arc of a curve bearing to the left (said arc having a radius of 25.00 feet and a long chord which bears S. 50 deg. 11' 26" W., 37.48 feet distant) to a point of tangency; thence,

S. 01 deg. 37' 52" W., 97.60 feet distant to the Southeast corner of the parcel herein described; thence,

N. 81 deg. 15' 00" W., 1.20 feet distant to the Southwest corner of the parcel herein described and place of beginning.

EXHIBIT B

AS TO PARCEL VI:

Lease dated February 1, 1966 by and between the Regents of the University of New Mexico, as Lessor, and Albuquerque Alumni Association of Kappa Kappa Gamma Fraternity, a New Mexico corporation, as Lessee, recorded March 29, 1966 in Book D 800, page 330 as Document No. 1512, records Bernalillo County, New Mexico. Note that this Leasehold Estate is encumbered by that certain Line of Credit Mortgage recorded November 1, 1991 in Book BCR 91-19, page 5098 as Document No. 91091259, records Bernalillo County, New Mexico.

Cable Television Installation Agreement recorded January 20, 1994 in Book 94-2, page 8840 as Document No. 94008403, records Bernalillo County, New Mexico.

Easements, as shown and/or provided for on the recorded plats, recorded June 18, 1965 in Volume C6, folio 73 and recorded April 27, 1966 in Volume C6, folio 120, records Bernalillo County, New Mexico.

Rights of Tenants under unrecorded Leases and/or Rental Agreements, Sub-Leases and Assignments thereto.

Pro rata charges for water, sewer, and/or standby charges and any possible assessments for paving, sidewalk, 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.

Encroachments, Prescriptive Easements and other matters as disclosed by that certain A.L.T.A./A.C.S.M. Land Title Survey dated August 4, 1998, prepared by Thomas W. Patrick, N.M.P.S. No. 12651.