

SPECIAL WARRANTY DEED

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.



1998142070
5132269
Page: 1 of 3
11/04/1998 11:46A
Bk-9818 Pg-261

with special warranty covenants.

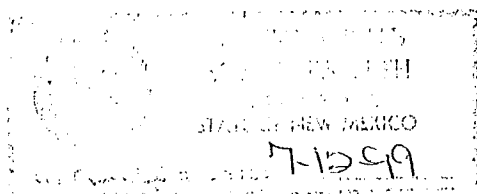
WITNESS its hand and seal this 30th day of October, 1998.

SANDIA FOUNDATION,
a New Mexico nonprofit corporation

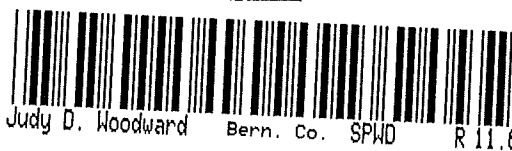
RA By John Perovich
John Perovich, Chairman, Board of Trustees

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: _____

EXHIBIT A

1998142070
5132269
Page: 2 of 3
11/04/1998 11:46A
Bk-9818 Pg-261

PARCEL VII:

Tracts "G", "H" and "J", as shown and designated on the Plat of Various Tracts of Lands of Southwestern Construction Company, et al, Albuquerque, New Mexico, filed for assessment purposes in the office of the County Clerk, Bernalillo County, New Mexico, on January 6, 1967.

EXCEPTING from Tract "J" that portion conveyed to the Regents of the University of New Mexico by Warranty Deed recorded August 29, 1968 in Book D 849, page 682 as Document No. 5956, records Bernalillo County, New Mexico, being more particularly described as follows:

SITUATE in the Northeast Quarter of Section Sixteen, Township Ten North, Range Three East of the New Mexico Principal Meridian (NE 1/4 S. 16, T.10 N., R.3 E., N.M.P.M.);

COMPRISING the easterly portion of that certain Tract designated "J" on that certain Plat entitled "Plat of various Tracts of Lands of Southwestern Construction Company et al. . . For Assessment Purposes" filed for record on January 6, 1967, and recorded in Book C-6, page 149, records Bernalillo County, New Mexico;

BOUNDED:

- on the north by the easterly portion of that certain tract of land described in Contract of Sale filed for record on January 22, 1963, as Document No. 19664, records of said County;
- on the south by the easterly portion of that certain tract of land designated as "Tract 67" of City of Albuquerque Paving District 135;
- on the east by the East Boundary of the Town of Albuquerque Grant; and
- on the west by the westerly portion of said Tract "J"

AS DETERMINED FROM DATA SET FORTH in said recorded Plat and Contract of Sale cited hereinbefore:

BEGINNING at the Southeast corner, which is a point on the (said) East Boundary of the Town of Albuquerque Grant 2110.55 feet N. 00 deg. 23' E., along said Boundary from the Northeast Corner of Lot One (1) in Block 23, of the "COUNTRY CLUB ADDITION, FIRST EXTENSION NORTH", Albuquerque, New Mexico, as said Lot is shown and designated on the Plat of said Addition filed for record on May 16, 1938, and recorded in Book C, page 188, of records of (said) Bernalillo County; running thence from the said Southeast (and Beginning) Corner,

N. 81 deg. 22' 30" W., 368.86 feet along the South Boundary of said "Tract J" to the Southwest corner of the said Parcel herein described; thence,

N. 08 deg. 37' E., 160.79 feet along a line at right-angles from the South Boundary of said tract described in said Document No. 19664 of said County records to the Northwest corner of the said Parcel herein described; thence,

S. 81 deg. 23' E., 345.61 feet along the easterly portion of the said South Boundary last cited to the Northeast Corner of the said parcel herein described; thence,

S. 00 deg. 23' 30" W., 162.51 feet along the said Grant Boundary to the place of beginning of the said Parcel herein described.

EXHIBIT B

AS TO PARCEL VII:

Right of Way Easement granted to the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded July 5, 1962 in Book D 649, page 237 as Document No. 90059, records Bernalillo County, New Mexico.

Grant of Easement for Storm Sewer Easement granted to the City of Albuquerque, New Mexico, a municipal corporation by instrument recorded November 20, 1972 in Book Misc. 286, page 666 as Document No. 20462, records Bernalillo County, New Mexico.

Easement Deed granted to the City of Albuquerque, a municipal corporation by instrument recorded October 4, 1978 in Book D 73-A, page 869 as Document No. 78-73447, records Bernalillo County, New Mexico.

Easement granted to US West Communications, Inc., a Colorado corporation, recorded October 16, 1992 in Book BCR 92-24, page 5081 as Document No. 92104037, 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.



Judy D. Woodward

Bern. Co. SPWD

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Page: 3 of 3

11/04/1998 11:46A

Bk-9818 Pg-261