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FIDELITY NATIONAL TITLE INSURANCE CO

**WARRANTY DEED**

Trinicap Properties 7, LLC, a Georgia limited liability company, 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, 2811 Campus Blvd., NE, MSC06-3595, Albuquerque, New Mexico 87131-0001, the real estate located in Bernalillo County, New Mexico, 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 2022 and years thereafter;

with warranty covenants.

WITNESS its hand and seal this 31 day of January, 2022.

TRINICAP PROPERTIES 7, LLC, a Georgia limited liability company

By: Landmark Properties Nominee Trust  
Established July 9, 2002, its sole Member

By: Kris Mahabir  
KRIS MAHABIR, Trustee

**ACKNOWLEDGMENTS**

STATE OF MA )  
COUNTY OF Barnstable ) ss.

The foregoing instrument was acknowledged before me on January 21<sup>st</sup>, 2022, by Kris Mahabir, Trustee of Landmark Properties Nominee Trust Established July 9, 2002, as sole Member of Trinicap Properties 7, LLC, a Georgia limited liability company.



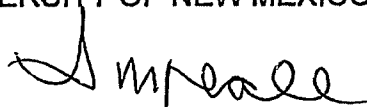
THOMAS J. DROLETTE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires August 12, 2027

Notary Public  
Commission expires: Aug 12, 2027

(Seal)


**REVIEWED AND APPROVED FOR UNM BY:**

UNIVERSITY OF NEW MEXICO

By:   
THOMAS M. NEALE, Director of Real Estate

**APPROVED AS TO FORM FOR UNM:**

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

By:   
MARK STYLES

**EXHIBIT "A"**

**Legal Description**

Tract F-2A1-D-1 of the Plat for Tracts F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4, & F-2A1-D-5, Plat for BROADBENT BUSINESS PARK, situate within projected Section 9, T. 10. N., R. 3 E., NMPM, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 10, 2005, in Book 2005C, Page 363 as document number 2005167530

TOGETHER WITH all rights in and to that certain Declaration of Access Utility, Drainage, Irrigation and Landscaping Easements, dated May 5, 1986, filed May 6, 1986 in Book Misc. 348A, page 525 as Document No. 1986039583 and amended by First Amendment to Declaration of Access, Utility, Drainage, Irrigation and Landscaping Easements, dated June 20, 1997, filed June 24, 1997 in Book 97-16, page 9983 as Document No. 1997063585, records of Bernalillo County, New Mexico.

TOGETHER WITH any and all rights in and to the Public Utility Easement identified as the number 16 on the Plat for Tracts F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2A1-D-4, & F-2A1-D-5, Plat for BROADBENT BUSINESS PARK, situate within projected Section 9, T. 10. N., R. 3 E., NMPM, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 10, 2005, in Book 2005C, Page 363 as document number 2005167530.

TOGETHER WITH any and all rights to the non-exclusive access, utility and drainage easements as set forth in that certain Declaration of Easement recorded November 27, 1990 in Book 9019, page 347 as document number 1990090669, records

## EXHIBIT B

Restrictive covenants, filed March 14, 1980 in Book Misc. 759, page 691, as Document No.1980015957;Amendment filed June 19, 1981 in Book Misc. 858, page 932 as Document No. 1981032370; Amendment filed April 23, 1982 in Book Misc. 925, page 747 as Document No. 1982021275; Second Amendment, file July 23,1986 in Book Misc. 375A, page 161 as Document No.1986067339; Confirmation of Variance filed June 20, 1990 in Book 9010, page 3905 as Document No. 1990047460, records of Bernalillo County, New Mexico, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

Easements burdening the property and notes as shown on the plat recorded November 10, 2005, in Plat Book 2005C, Page 363, records of Bernalillo County, New Mexico.

Easement for utilities recorded March 19, 2003, in Book A52, Page 4356, as Document No. 2003044442, records of Bernalillo County, New Mexico.

Declaration of Easement executed by Broadbent Development Company, a Delaware Corporation, dated May 11, 1990, filed November 27, 1990, in Book 90-19, pages 347 as Document No.1990090669, records of Bernalillo County, New Mexico.