

**WARRANTY DEED**

Wells Fargo Bank, National Association, 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 Department, 2811 Campus Blvd., NE, Albuquerque, NM 87131, the property 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 2010 and years thereafter;

with warranty covenants.

WITNESS its hand and seal this 10<sup>th</sup> day of November, 2010.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: Carrie G. Meyer, Officer  
Print Name: CARRIE G. MEYER  
Its: Officer

**ACKNOWLEDGMENT**

Bexar  
COUNTY OF ~~BERNALILLO~~ )  
Texas ) ss  
STATE OF ~~NEW MEXICO~~ )

This instrument was acknowledged before me on November 10<sup>th</sup>, 2010, by Carrie G. Meyer, as an Officer of Wells Fargo Bank, National Association.



(Seal)

Traci M. Gonzales  
Notary Public  
My Commission Expires: October 18, 2011

**REVIEWED AND APPROVED BY:**

By:   
KIM D. MURPHY, University of New Mexico  
Director of Real Estate

**APPROVED AS TO FORM FOR UNM:**

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

By:   
MARK STYLES

**EXHIBIT A**

**PROPERTY**

Parcel "I-A" of the Plat of Parcels I-A, IIA-1 and IIB-1, University Towers, 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 May 17, 2005, in Plat Book 2005C, Page 161, as Doc. No. 2005068684.

## EXHIBIT B

### Permitted Exceptions

1. A.M.A.F.C.A.; Private Access, Gas Line and Waterline Easements, and incidental purposes thereto, reserved within the insured premises, as shown on the recorded plats, recorded in Plat Book C19, Page 75; in Plat Book C26, Page 108, and in Plat Book 2005C, Page 161, records of Bernalillo County, New Mexico. Public Service Company of New Mexico Waiver and Release of Easement dated March 15, 1982, recorded March 17, 1982, in Book Misc. 917, Page 125, as Doc. No. 82-14060, records of Bernalillo County, New Mexico.
2. Underground Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded September 13, 1983, in Book Misc. 47A, Page 67, as Doc. No. 83-62292, as amended by Quitclaim Deed dated March 22, 1985, recorded in Book Misc. D236A, Page 734, as Doc. No. 85-26454, records of Bernalillo County, New Mexico.
3. Easement Agreement by and between University Gardens, Ltd, a New Mexico Limited Partnership and Pan American Plaza, Ltd, a New Mexico Limited Partnership, dated May 16, 1985, recorded May 22, 1985, in Book Misc. 231A, Page 510, as Doc. No. 85-39749, as amended by Amendment of Easement Agreement, recorded November 4, 2010, as Doc. No. 2010112833, records of Bernalillo County, New Mexico.
4. Reciprocal Drainage Agreement by and between Pan American Plaza, Ltd, a New Mexico Limited Partnership and University Gardens, Ltd, a New Mexico Limited Partnership, dated June 20, 1986, recorded June 26, 1986, in Book Misc. 366A, Page 550, as Doc. No. 86-58320, records of Bernalillo County, New Mexico.
5. Private Access Easement benefitting Parcel IIA-1 (South Easement) and twenty foot (20') Access Easement to A.M.A.F.C.A. benefitting Parcel I-A, and the maintenance thereof, affecting the insured premises as contained in the notes on the recorded plat, recorded in Plat Book 2005C, Page 161, records of Bernalillo County, New Mexico.