

Owner's Policy

American Land Title Association Owner's Policy 10-21-87

Policy Number **AS** **3001927**



SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS,

TITLE INSURANCE COMPANY OF MINNESOTA, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title.
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, the said Title Insurance Company of Minnesota has caused its corporate name and seal to be hereunto affixed by its duly authorized officers as of the date shown in Schedule A, the policy to be valid when countersigned by an authorized officer or agent of the Company.

Issued through the Office of:

WESTERN TITLE COMPANY

Authorized Signatory

TIM Form 3371 - ALTA Owner's Policy 10-21-87

TITLE INSURANCE COMPANY OF MINNESOTA
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401

By

A handwritten signature in black ink, appearing to read "Jim [unclear]", written over a circular red seal of the Title Insurance Company of Minnesota.

President

Attest

A handwritten signature in black ink, appearing to read "Hazel [unclear]", written over a circular red seal of the Title Insurance Company of Minnesota.

Secretary

SCHEDULE A

File No.

WTI 23358

Owner Policy No.

O-3001927

Date of Policy:

March 13, 1989 at 3:00 p.m.

Amount:

\$82,500.00

1. Name of Insured:

The Regents of the University of New Mexico, a New Mexico corporation

Issued with:

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

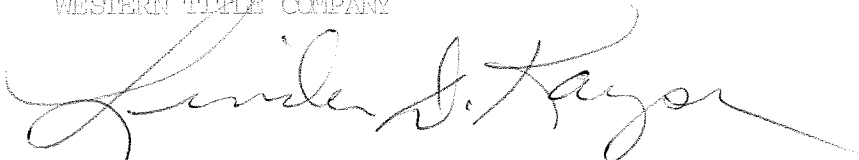
3. Title to the estate or interest in the land is vested in:

The Regents of the University of New Mexico, a New Mexico corporation

4. The land referred to in this policy is described as follows:

Lot numbered Five (5) in Block numbered Three (3) of SUNRISE CALL UNIT NO. 2, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1939.

WESTERN TITLE COMPANY



SCHEDULE B

File No. WTI 23358

Owner Policy No. O-3001927

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- 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.

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- 10. Reservations contained in United States Patent(s) recorded in Book 50, page 517.
- 11. Restrictive covenants recorded in Book 168, page 255.

WESTERN TITLE COMPANY

Countersigned:

Lindsey B. Hayes

Authorized Signatory

