



OWNER'S POLICY

TI-35,816 yf

Lawyers Title Insurance Corporation

AMOUNT

\$ 16,000.00

No Y-492-277

This Policy of Title Insurance Witnesseth: That LAWYERS TITLE INSURANCE CORPORATION, a Virginia Corporation, herein called the Company, in consideration of the premium for this policy,

HEREBY INSURES

REGENTS OF UNIVERSITY OF NEW MEXICO

hereinafter called the Insured, the heirs, devisees, personal representatives, or, if a corporation, the corporate successor or successors, of the Insured, against direct loss or damage, not exceeding

SIXTEEN THOUSAND ----- Dollars (\$16,000.00),

which they, or any of them, shall sustain by reason of:

1. Any defect or defects in the title of the Insured to the estate or interest covered hereby and identified under Schedule A hereof in the real estate described under Schedule B; or
2. Unmarketability of the aforesaid title; or
3. Liens or encumbrances charging the same,

at 10:14 A.M.

all as of the 8th day of July, 1960, which shall be deemed the effective date of this Policy, saving and excepting all loss or damage by reason of the defects, estates, interests, objections to title, liens or encumbrances mentioned in Schedule C hereof or excepted by the Conditions and Stipulations of this Policy, hereto annexed and incorporated herein as a part of this contract. Any loss hereunder shall be established and the amount thereof ascertained and paid in the manner provided in said Conditions and Stipulations and not otherwise.

IN WITNESS WHEREOF, the Company has caused this Policy to be signed and sealed as of the 8th day of July, 1960, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Issued at Albuquerque, N.M.

Countersigned:

NEW MEXICO TITLE COMPANY

Anselmo J. Montoya
Authorized Officer or Agent



Lawyers Title Insurance Corporation

[Signature]
President

Attest: *J. Bragg Lyne*
Secretary

SCHEDULE A

The estate or interest in the real estate described below covered by this Policy is:

FEE SIMPLE

SCHEDULES B and C

Schedule B sets forth the description or identity of the real estate in which the Insured has the estate or interest covered by this Policy. Schedule C sets forth the defects, estates, interests, objections to title, liens, or encumbrances affecting said real estate or the estate or interest of the Insured therein and against which this Policy does not insure or indemnify.

SCHEDULE B

Lot numbered One (1) in Block numbered Three (3)

of SUNRISE CALL ADDITION UNIT NO. 2, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 23, 1939.

SCHEDULE C

1. Taxes for the year 1960 and subsequent years.
2. Reservations in Patent from the United States of America.
3. Restrictions appearing of record in Book 168, page 255, records Bernalillo County, New Mexico.
4. Utility easement reserved along the rear five feet of the insured premises.
5. No liability assumed for possible unfiled mechanics' or material-men's liens.
6. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictions, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
7. VA Mortgage from James M. Palmer and Margaret L. Palmer, his wife, to Realty Mortgage & Investment Company, dated October 24, 1956, filed October 24, 1956, in Book MD-347, page 271, records Bernalillo County, New Mexico, securing \$13,300.00, and assigned to The Western & Southern Life Insurance Company.

