

New Mexico Title Company

Representing
Lawyers Title Insurance Corporation

PRESIDENT
CHARLES S. LANIER

SENIOR VICE PRESIDENT
FRANK J. MORRATO

VICE PRESIDENT AND
GENERAL OPERATIONS MANAGER
WALTER S. DURAN

VICE PRESIDENTS
ELFEGO G. ARANDA
EDWIN G. CHAVEZ
CRUSITA GURULE
CANDIDO C. GUTIERREZ
MICHAEL DAYTON

DIVISION
BERNALILLO COUNTY
ABSTRACT & TITLE

301 GOLD AVE., S.W. • ALBUQUERQUE, NEW MEXICO 87102 • TELEPHONE 247-1011

May 26, 1983

Mr. Alan Prickett
Real Estate Coordinator
University of New Mexico
Scholes Hall Room 151
Albuquerque, New Mexico 87102

RE: TIA 37,419 Regents of UNM/Cooper
Lot 6, Block 3,
Sunrise Call Addition, Unit 2

Dear Mr. Prickett:

Enclosed herewith please find the following documents in connection with your recently purchased property;

Title Insurance Policy #85-00-018457
Original Recorded Warranty Deed

During this year, it is your responsibility to take your Warranty Deed to the County Assessor's Office, located at 5th and Central Avenue, N. W. and assess this property in your name for property tax purposes. After you have done this, the Assessor's Office and the County Treasurer's Office will automatically mail you the assessment notices and the tax notices.

It has been a pleasure to have been of service to you in this transaction. If we can be of further help in this or future real estate transactions, please do not hesitate to contact the undersigned.

Sincerely,

NEW MEXICO TITLE COMPANY

Gloria Lovato / GL
Gloria Lovato,
Escrow Officer

GL/b1
Encls.

RECEIVED

MAY 27 1983

DIRECTOR OF BUDGET
UNIVERSITY OF NEW MEXICO

Lawyers Title Insurance Corporation

National Headquarters — Richmond, Virginia

Policy Number

85-00- 018457

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, 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, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

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

IN WITNESS WHEREOF the Company has caused this policy to be signed and sealed, to be valid when Schedule A is countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Lawyers Title Insurance Corporation

Robert C. Dawson

President

Attest:

Raymond

Secretary.



THIS SHADED AREA FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THE POLICY.

1 Policy Number
2 Property Type
3 County
4 Policy Amount
5 Premium
6 Rate Rule
7 Effective Date
8 Survey Amendment
9 Additional Chains

85			\$	\$				
1	2	3	4	5	6	7	8	9

Lawyers Title Insurance Corporation

OWNER'S POLICY

Schedule A

CASE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE
TIA 37,419 tc	May 20, 1983	\$46,000.00

THE POLICY NUMBER SHOWN ON THIS SCHEDULE MUST AGREE WITH THE PREPRINTED NUMBER ON THE COVER SHEET

POLICY NUMBER
85 00 018457

1. Name of Insured:

The Regents of the University of New Mexico

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

Fee Simple

3. The estate or interest referred to herein is at Date of Policy vested in:

The Regents of the University of New Mexico

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

Lot numbered Six (6) in Block numbered Three (3) **Sunrise Call Unit #2**, an Addition to the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 23, 1939.

NEW MEXICO TITLE COMPANY



Countersignature Authorized Officer or Agent

Albuquerque, New Mexico

Issued at (Location)

CASE NUMBER	DATE OF POLICY
TIA 37,419 tc	May 20, 1983

THE POLICY NUMBER SHOWN ON THIS SCHEDULE
MUST AGREE WITH THE PREPRINTED NUMBER
ON THE COVER SHEET

POLICY NUMBER
85 00 018457

Schedule B

This policy does not insure against loss or damage by reason of the following:

GENERAL EXCEPTIONS:

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.

SPECIAL EXCEPTIONS:

9. Taxes for the year 19 83 , and thereafter.
10. Reservations in Patent from the United States of America, records Bernalillo County, New Mexico.
11. Restrictions, but omitting any restriction based on race, color, religion or national origin, appearing of record in Book 168, page 255, records Bernalillo County, New Mexico.
12. Easements as shown and provided for on the recorded plat of said Addition.
13. Any possible assessments for paving, water or sewer assessments which are or might be a lien by law, but which have not yet been filed for record in the office of the County Clerk of Bernalillo County, State of New Mexico.