

WARRANTY DEED

DONALD F. MATHESON, JR., an unmarried man, also known as D. FRANK MATHESON, for consideration paid, grants to REGENTS OF THE UNIVERSITY OF NEW MEXICO, whose address is Albuquerque, New Mexico, the following described real estate in Bernalillo County, New Mexico:

## PARCEL ONE

Tract lettered "A" in Block numbered Eight-A (8-A) of SNOW HEIGHTS, and Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Replat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 5, 1955.

## PARCEL TWO

The following described portion of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Township Ten North, Range Four East (T.10N., R.4E.), N.M.P.M. being the northwesterly ten acres thereof, more particularly described as follows:

BEGINNING, for a tie, at the corner common to Sections Seven (7), Eight (8), Seventeen (17), and Eighteen (18), T. 10 N., R. 4E., N.M.P.M., and running thence S. 89° 18'30"W., along the section line between Sections 7 and 18, a distance of 1981.95 feet to the Northeast and Beginning Corner No. One of the Tract herein described; thence S. 1° 18'10"E., a distance of 660.00 feet to the Southeast Corner No. Two; thence S. 89° 18'30" W., a distance of 660.00 feet to the Southwest Corner No. Three; thence N. 1° 18'10"W., along the center line of said Section 18, a distance of 660.00 feet to the Northwest Corner No. Three, which is also the North Quarter Corner of said Section 18; thence N. 89° 18'30" E., along the Section line between said Sections 7 and 18, a distance of 660.00 feet to the Point and Place of Beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A certain tract of land situate within the northeast 1/4 of Section 18, T10N, R4E., N.M.P.M., Bernalillo

County, New Mexico, said tract being a northwesterly portion of the INEZ SCHOOL SITE as shown on SNOW HEIGHTS, an Addition to the City of Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 5, 1955, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, said corner being the northwest corner of said INEZ SCHOOL SITE and also being a point of intersection of the southerly right of way of Indian School Road and the easterly right of way of Pennsylvania Street, whence the City of Albuquerque Control Station "1-H19B," a brass cap having (New Mexico State Plane Grid Coordinates X=407,486.70, Y=1,492,501.43) bears N37°07'38" W, 99.89 feet and from said point of beginning running thence along the northerly boundary of said INEZ SCHOOL SITE and also along the southerly right of way of Indian School Road,

N. 89°26'34"E., 13.00 feet to the northeast corner of the tract herein described, thence leaving said northerly boundary and said southerly right of way and continuing along the easterly boundary of the tract herein described,  
 S 19°08'17"W, 15.85 feet to a point; thence,  
 S 01°10'06"E., 150.00 feet to a point; thence,  
 S 01° 59'17"W., 136.21 feet to the most southerly corner of the tract herein described, said corner being a point on the westerly boundary of said INEZ SCHOOL SITE and also being a point on the easterly right of way of said Pennsylvania Street, thence continuing along said easterly right of way and said westerly boundary,  
 N 01° 10'06"W, 301.00 feet to the point and place of beginning.  
 Tract contains 1788.23 square feet or 0.0411 acre, more or less.

SUBJECT TO reservations in Patent from the State of New Mexico, easements and restrictions of record; and  
 SUBJECT TO real estate taxes for 1985 and subsequent years;  
 and

SUBJECT TO that certain Lease by and between the Regents of the University of New Mexico as Lessor and the Board of Education of the City of Albuquerque, as Lessee dated August 6, 1951, and filed October 3, 1952 in Book D291, page 201 and that certain Supplemental Lease Agreement by and between the same parties together with First National Bank in Albuquerque and Edward H. Snow Development Co., Inc., dated February 23, 1955, and filed April 26, 1955 in Book D313, page 37, records of Bernalillo County, New Mexico.

WITH WARRANTY COVENANTS.

WITNESS my hand and seal this 5<sup>th</sup> day of April, 1985.

*Donald F. Matheson, Jr.*  
DONALD F. MATHESON, JR.

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALLILLO )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 1985 by DONALD F. MATHESON, JR.

*Steve Simmons*  
Notary Public  
STATE OF NEW MEXICO  
COUNTY OF BERNALLILLO  
FILED FOR RECORD

My commission expires:

*April 21, 1987*

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833-835  
*James A. Walker*  
JAMES A. WALKER  
DEPUTY