

Return to: *Success*
THE CALLANT CO. ALBUQUERQUE, N.M.
Lawyer *Ne. me. Corp.*

96032833 SPECIAL WARRANTY DEED

Mary G. Howell, a widow

, for consideration paid, grant

to City of Albuquerque, New Mexico, a municipal corporation

whose address is City County Bldg Real Property Division
Albuquerque, New Mexico 87103

5001

the following described real estate in Bernalillo County, New Mexico:

"See attached Exhibit A"

Subject to: Taxes for year 1996 and subsequent years;
Subject to: Reservations, Restrictive Covenants and Easements of record;

with special warranty covenants.

WITNESS MY hand and seal this 19th day of March, 1996

Mary G. Howell
Mary G. Howell

(Seal)

(Seal)

(Seal)

(Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF Bernalillo

ss.

On March 19, 1996, of

the foregoing instrument was acknowledged before me by
by Mary G. Howell

(Name or Names of Person or Persons Acknowledging)

Steve Deane
Notary Public

My Commission Expires: *7/12/99*
(Seal) STATE SEAL

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

ss.

The foregoing instrument was acknowledged before me this
day of 19

by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging)

(State of Incorporation) corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public

FOR RECORDERS USE ONLY
Av Comm. 7/12/99

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

96 MAR 22 Fri 2:49
268 5001-
5002

Exhibit "A"

Legal Description:

A certain tract of land being identified as Public Right of Way, lying situate within and being a Westerly portion of Lot 32, Block 11, Tract A, Unit A, North Albuquerque Acres, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Volume: D, folio: 129; said tract being further described as lying situate within projected Section 24, Township 11 North, Range 3 East of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and being designated as Parcel 7-2, as shown on the New Mexico State Highway Commission Right of Way Map for New Mexico Project No. TPU-4054(3), C.N. 2786, dated: February 24, 1993; said tract being more particularly described as follows:

Beginning at the Northwest corner of said tract herein described, being a point on the Easterly right of way line of San Pedro Drive N.E.; whence, the A.C.S. Brass Cap stamped "11-018" with New Mexico State Plane Coordinate values of $X = 402,300.89$ and $Y = 1,518,764.72$, bears, $N.00^{\circ}22'32''W.$, 198.21 feet distant; thence, from said point of beginning, being the same point as the Northwest corner of said Lot 32, Block 11,

$S.89^{\circ}39'02''E.$, leaving said Easterly right of way line, 45.40 feet to the Northeast corner of said tract herein described, being a point on the North line of said Lot 32, Block 11; thence,

$S.07^{\circ}26'25''W.$, leaving said North line, 207.49 feet to a point of curvature; thence,

Southeasterly, along a curve to the left through a central angle of $97^{\circ}06'07''$ having a radius of 25.00 feet and an arc length of 42.37 (chord = $S.41^{\circ}06'39''E.$, 37.48') feet to a point of tangency, being the Southeast corner of said tract herein described, being a point on the Northerly right of way line of Palomas Avenue N.E.; thence,

$N.89^{\circ}39'43''W.$, along said Northerly right of way line, 44.60 feet to the Southwest corner of said tract herein described, being the same point as the Southwest corner of said Lot 32, Block 11 and also being a point on the Easterly right of way line of said San Pedro Drive N.E.; thence,

$N.00^{\circ}20'58''E.$, along said Easterly right of way line, 234.00 feet to the Northwest corner of said tract herein described, the point of beginning and containing an area of 7,396 square feet, more or less (0.1698 acres, more or less).