

SPECIAL WARRANTY DEED

GROUP II U26 VC, LLC, a New Mexico limited liability company for consideration paid, grant(s) to Jubilee Developments LLC, a New Mexico limited liability company, whose address is: 4590 Paradise Blvd. NW, Albuquerque, NM 87114, the following described real estate in Bernalillo County, New Mexico,

Tract 1-A, Block 2, VOLCANO CLIFFS SUBDIVISION UNIT 26, Being a Replat of Tract numbered One (1), in Block numbered Two (2) Plat of VOLCANO CLIFFS SUBDIVISION, UNIT 26, and Lot numbered Five (5) in Block numbered Six (6), UNIT NO. 26, VOLCANO CLIFFS SUBDIVISION, Within Sections 14 & 15, T.11 N., R. 2 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 2024 in Plat Book 2024C, Page 18 as Document No. 2024014448.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the year 2024 and subsequent years;

with special warranty covenants.

Dated: August 06, 2024

GROUP II U26 VC, LLC, a New Mexico limited liability company


By: Billy J. Wright, Manager

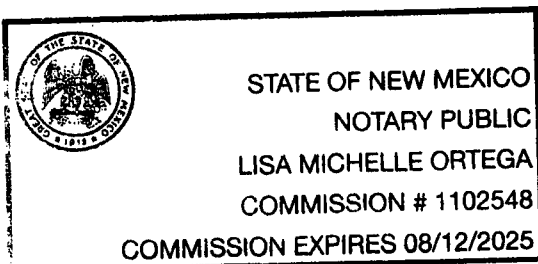

By: Steve Metro, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 6, 2024 by Billy J. Wright, Manager and Steve Metro, Manager of GROUP II U26 VC, LLC, a New Mexico limited liability company.




Notary Public,
My Commission Expires: 8/12/2025