

SPECIAL WARRANTY DEED

GARY GOODMAN, TRUSTEE OF THE LAWRENCE GOODMAN REVOCABLE TRUST u/a/d 12/ 6/77 ("**Grantor**"), for good and valuable consideration paid to Grantor by ARN Land Co LLC, a Colorado limited liability company ("**Grantee**"), whose address is 5654 Greenwood Plaza Blvd., Greenwood Village, CO 80111, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS unto Grantee all of the real property in Bernalillo County, New Mexico more particularly described in Schedule 1 attached hereto and incorporated herein by reference, together with all rights and privileges appurtenant thereto, with special warranty covenants.

SUBJECT, HOWEVER, TO taxes for the year 2024 and subsequent years, and the matters set forth in Schedule 2 attached hereto and incorporated herein by reference.

GRANTOR:

Gary Goodman, Trustee of the Lawrence Goodman Revocable Trust u/a/d 12/6/77

STATE OF _____)
COUNTY OF _____)
SS _____

This instrument was acknowledged before me on _____, 2024, by Gary Goodman, Trustee of the Lawrence Goodman Revocable Trust u/a/d 12/6/77.

Notary Public
State of

Notary's Printed Name:

My Commission Expires:

Schedule 1
To Special Warranty Deed

Description of the Property

Lot 1D of SNOW VISTA INVESTORS, Town of Atrisco Grant, Projected Section 33, Township 10 North, Range 2 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 14, 2022 in Plat Book 2022C, Page 139.

Schedule 2
To Special Warranty Deed

Permitted Exceptions

1. Reservations contained in the Patent from the United States of America, recorded August 21, 1905 in Book 35, Page 91, records of Bernalillo County, New Mexico.
2. Reservation of all mineral rights, including oil and gas, as contained in the Warranty Deed recorded September 28, 1959 in Book D 504, Page 417 as Document No. 37421, records of Bernalillo County, New Mexico.
3. Certificate recorded July 21, 1959 in Book Misc. 28, Page 273 as Document No. 26972 and Restrictive Covenants to Run With The Land recorded May 27, 1960 in Book D 544, Page 383 as Document No. 71759, records of Bernalillo County, New Mexico.
4. Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company, recorded January 29, 1974 in Book Misc. 351, Page 72 as Document No. 91828, records of Bernalillo County, New Mexico.
5. Easements and notes as shown, noted and provided for on the Plats recorded February 5, 1964 in Volume D3, folio 88, 89 and 90; recorded January 7, 1988 in Volume C35, folio 118; recorded August 22, 1989 in Volume C39, folio 152; recorded April 23, 1997 in Volume 97C, folio 119 and recorded August 3, 2001 in Plat Book 2001C, Page 225, records of Bernalillo County, New Mexico.
6. Restrictions regarding public utility easements, as set forth on the Plat recorded August 3, 2001 in Plat Book 2001C, Page 225, records of Bernalillo County, New Mexico.
7. Easements and notes as shown, noted and provided for on the Plat recorded December 14, 2022 in Plat Book 2022C, Page 139, records of Bernalillo County, New Mexico.
8. Pro rata charges for water, sewer, and/or standby charges and any possible assessments for paving, sidewalk, sewer and water extensions which are or might be a lien by law, but have not yet been filed for record in the office of the County Clerk of Bernalillo County, New Mexico.
9. Declaration Concerning Development Infrastructure Construction recorded December 15, 2023 as Document No. 2023079584, records of Bernalillo County, New Mexico.
10. Declaration of Easements, Covenants and Restrictions recorded December 15, 2023 as Document No. 2023079585, records of Bernalillo County, New Mexico.
11. First Amendment to Declaration of Easements, Covenants and Restrictions recorded of even date herewith in the records of Bernalillo County, New Mexico.