

QUITCLAIM DEED

MARGARET ELIZABETH FERNANDEZ, whose mailing address is 1304 E. Macaw Drive, Gilbert, Arizona 85297, (“Grantor”), for consideration paid, hereby grants to **LIZ LAUREN, LLC**, A New Mexico Limited Liability Corporation (“Grantee”), the below described real estate located in Bernalillo County, New Mexico:

RECITALS:

WHEREAS, a strip of land approximately 11.32' wide, described in **Exhibit A** and shown in **Exhibit B** hereto, exists between the properties of the Grantor and Grantee, which is not legally part of either neighboring parcel as described in their respective deeds;

WHEREAS, the said strip of land has historically been treated and maintained as part of the Grantee's parcel;

WHEREAS, the Grantor acknowledges no claim to, interest in, or use of the said strip of land;

WHEREAS, for clarity and the prevention of any future dispute, the Grantor desires to formally relinquish any potential claims to the said strip of land;

NOW, THEREFORE, the Grantor does hereby remise, release, and forever quitclaim unto the Grantee, and the Grantee's heirs and assigns forever, all the right, title, interest, claim, and demand which the Grantor has in and to the following described parcel of real property, and improvements thereon, situated in the County of Bernalillo, to wit:

SEE ATTACHED EXHIBIT A and EXHIBIT B, relating to the strip of land situated between the parcels owned by the Grantor and the Grantee. **Exhibit A** provides a metes and bounds description of the land, outlining the specific measurements and boundaries of the strip. **Exhibit B** is a survey that includes a detailed graphical representation of the approximately 11.3' strip of land labeled as “AREA OCCUPIED BY FLORINDA CHAVEZ. OWNERSHIP DOCUMENTS NOT FOUND,” indicating the historical usage and the absence of formal ownership documentation for this strip.

This deed is intended to pass any and all interests the Grantor may have in the parcel, notwithstanding the fact that such interest may be nominal or non-existent. The Grantor makes no representations as to the title of the land described herein.

This conveyance is made subject to any and all existing zoning laws, ordinances, restrictions, roadways, and easements of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents this 16 day of May, 2024.

MARGARET ELIZABETH FERNANDEZ

STATE OF ARIZONA }
 } ss.

COUNTY OF MARICOPA

On MAY 16, 2024, MARGARET ELIZABETH FERNANDEZ acknowledged the foregoing before me, a Notary Public.

Notary Public

My commission expires: July 14, 2025

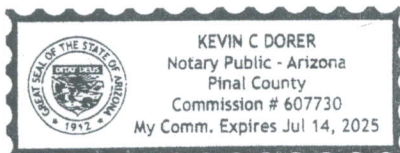


EXHIBIT A LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND LYING AND BEING SITUATE IN SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF AN UNPLATTED STRIP OF LAND, BOUNDED ON THE NORTH BY LANDS OF MARGARET ELIZABETH FERNANDEZ, ON THE EAST BY THE ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION, ON THE SOUTH BY THE LANDS OF THE LANDS OF FLORINDA CHAVEZ, AND ON THE WEST SIDE BY STONE STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING A COMMON POINT TO THE NORTHEAST CORNER OF THE LANDS OF FLORINDA CHAVEZ, MARKED BY A FOUND REBAR WITH CAP "PLS 5708", FROM WHENCE A TIE TO A.C.S. MONUMENT "9-J15" BEARS S 67°57'27" E, A DISTANCE OF 2609.18 FEET;

THENCE FROM SAID BEGINNING POINT, N 83°38'21" W, A DISTANCE OF 122.80 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, BEING COMMON TO THE NORTHWEST CORNER OF THE LANDS OF FLORINDA CHAVEZ, LYING ON THE EAST RIGHT-OF-WAY LINE OF STONE STREET, N.E., MARKED BY A FOUND MAG NAIL WITH TAG "PLS 5708";

THENCE N 05°37'09" E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 11.42 FEET TO THE NORTHWEST CORNER OF SAID TRACT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 83°34'57" E, A DISTANCE OF 122.80 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE S 05°11'45" W, A DISTANCE OF 11.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0320 ACRES (1,395 SQ.FT) MORE OR LESS.

