

WHEN RECORDED RETURN TO:

Circle K Stores Inc.
19500 Bulverde Road, Suite 100
San Antonio, TX 78259
Attn: James W. Hollis, Jr., Head of Legal Affairs – Real Estate

SPECIAL WARRANTY DEED

For valuable consideration, the receipt and sufficiency of which are acknowledged, RS GOLF COURSE, LLC, a Texas limited liability company ("**Grantor**"), conveys to CIRCLE K STORES INC., a Texas corporation ("**Grantee**"), the following real property situated in Bernalillo County, New Mexico, together with all appurtenant interests, benefits, rights, and privileges (collectively, the "**Property**"):

SEE **Exhibit "A"** ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF

Subject only to those matters shown on **Exhibit "B"** attached hereto and incorporated herein (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby covenants that it is lawfully seized of the Property in fee simple; and that Grantor binds itself and its successors to warrant and forever defend the title against the acts of or by and through the Grantor and no other, subject only to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

DATED as of February 26 2025.

GRANTOR:

RS GOLF COURSE, LLC,
a Texas limited liability company

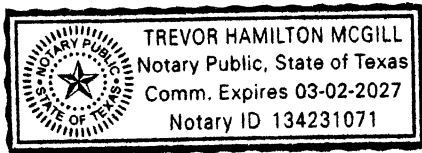
By: Red Sky Development, Ltd., a Texas limited
partnership, its Manager

BY: RSDGP, LLC, a Texas limited liability
company, its General Partner

By: [Signature]
Kevin Mattson, Manager

STATE OF TEXAS)
)ss.
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 26 day of February, 2025,
by Kevin Mattson, Manager of RSDGP, LLC, a Texas limited liability company, General Partner of Red
Sky Development, Ltd., a Texas limited partnership, Manager of RS Golf Course, LLC, a Texas limited
liability company on behalf of said entities.



[Signature]
Notary Public
My Commission expires: 3/2/27

EXHIBIT "A"

(Legal Description)

Tract D-1-A, Paradise Heights, Unit I, Albuquerque, Bernalillo County, New Mexico, as shown on the Plat of Tracts D-1-A, D-1-B, D-1-C, and D-1-D Paradise Heights, Unit 1, Albuquerque, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 20, 2023, as Document No. 2023080158.

EXHIBIT "B"

(Permitted Exceptions)

1. Reservations contained in Patent from United States of America recorded in Book 64, Page 412, records of Bernalillo County, New Mexico.
2. Covenants, conditions, restrictions, terms, provisions and easements in Protective Covenants, filed February 5, 1974, recorded in Book Misc. 352, Page 408, as Document No. 92932, and in Protective Covenants, filed February 5, 1974, recorded in Book Misc. 352, Page 412, as Document No. 92933, records of Bernalillo County, New Mexico.
3. Public utility easements, public water and sanitary sewer easements, and blanket cross access and drainage easement, reserved across the Land, covenants and conditions as shown and noted on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 13, 1966, in Plat Book D3, Page 154; filed June 25, 1974, in Plat Book D6, Page 61; and filed June 2, 2009, in Plat Book 2009C, Page 83.
4. Reservation of 1/2 of all oil, gas, uranium and other minerals as reserved with conditions in Warranty Deed recorded in Book D-513, page 189, records of Bernalillo County, New Mexico. Affidavit recorded December 04, 1996, as Document No. 96130372; Memorandums of Existence of Oil and Gas Lease filed March 03, 2008, recorded as Documents No. 2008023956, 2008023957 and 2008023958, records of Bernalillo County, New Mexico.
5. Reservations, provisions, covenants and conditions in Warranty Deed, filed May 31, 1983, recorded in Book D185A, Page 675, as Document No. 83 34662, records of Bernalillo County, New Mexico.
6. Easements reserved across the Land, covenants and conditions as shown and noted on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 20, 2023, in Plat Book 2023C, Page 105.
7. Infrastructure Improvements Agreement, filed November 15, 2023, recorded as Document No. 2023072871, records of Bernalillo County, New Mexico.
8. Reciprocal Easements Agreement filed July 10, 2024, recorded in Document No. 2024046605, records of Bernalillo County, New Mexico.
9. Covenants, Restrictions and Maintenance Agreement filed November 27, 2024, recorded in Document No. 2024085505, records of Bernalillo County, New Mexico.