

SPECIAL WARRANTY DEED

Calabacillas Group, a New Mexico general partnership (hereinafter referred to as "**Grantor**"), for good and valuable consideration paid to Grantor by ABQ Land LLC, a Minnesota limited liability company (hereinafter referred to as "**Grantee**"), whose address is 19356 Meadowridge Trail N., Marine on St Croix, MN 55047, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS unto Grantee the real property located in Bernalillo County, New Mexico more particularly described as follows:

Tract "E-1" of PARADISE HEIGHTS, UNIT 1, Albuquerque, 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 June 2, 2009 in Plat Book 2009C, Page 83.,

together with all rights, ways, privileges and appurtenances pertaining thereto (hereinafter collectively referred to as the "**Property**"), with special warranty covenants,

SUBJECT, HOWEVER, TO taxes for the year 2021 and subsequent years; and only the matters set forth in Exhibit A attached hereto and incorporated herein by reference.

EXECUTED this 12th day of July, 2021.

Calabacillas Group, a New Mexico general partnership

By: [Signature]
Dr. Donald Harville, Partner

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on July 12th, 2021, by Dr. Donald Harville, Partner of Calabacillas Group, a New Mexico general partnership.

[Signature]
Notary Public, State of New Mexico

Notary's Printed Name: Lisa Ortega

My Commission Expires: 8/12/2027

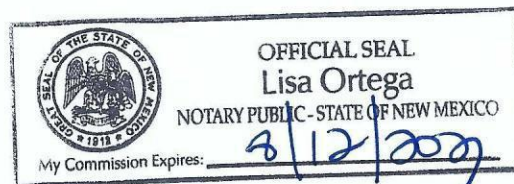


Exhibit A To Special Warranty Deed

Permitted Exceptions

1. Taxes of the year 2021, and thereafter.
2. Reservations contained in the Patent from the United States of America, recorded August 18, 1920 in Book 64, Page 412, records of Bernalillo County, New Mexico.
3. Easements and notes as shown, noted and provided for on the Plat of Paradise Heights Unit One recorded December 13, 1966 in Volume D3, folio 154, records of Bernalillo County, New Mexico.
4. Reservations and restrictions affecting the premises, as set forth in the Warranty Deed recorded May 31, 1983 in Book D 185-A, Page 675 as Document No. 83-34662, records of Bernalillo County, New Mexico.
5. Easements, maintenance responsibilities, notice of subdivision plat conditions and other matters as shown, noted and provided for on the Plat recorded June 2, 2009 in Plat Book 2009C, Page 83, records of Bernalillo County, New Mexico.