

STEWART TITLE

FILE# 1194275 MM

"SPECIAL WARRANTY DEED"

First Savings Bank (Custodian for Anthony Auflere IRA Rollover); Mary Avance; Erika Balasko; William F. Bauer; Tamara K. Bauer; Charles Jacob Berberian; Howard T. Bolton; Brenda S. Bolton; Sandie Bromell, Trustee of the Sandie and George Bromell Charitable Remainder Unitrust dtd 5/28/98; Jonathan Wayne Bunker and Susan Stewart Bunker, Trustees of the Bunker Family Trust dtd April 4, 2001; Janet Cassidy, Trustee of the Janet M. Cassidy Trust dated September 18, 1996, as amended; First Savings Bank FBO Christal M. Clow IRA; Frank E. Collins and Barbara J. Collins, Trustees of the Frank and Jo Collins Family Trust utd dated March 27, 1998; Raymond A. Conn and Bette Conn, Trustees of the Conn Family Trust dated March 27, 1995; Sierra Health Services, Inc., a Nevada corporation; Richard L. Dame, Trustee of the Sean Michael Dame Trust 1; Richard L. Dame, Trustee of the Matthew Reuben Dame Trust #2 dated September 13, 1980; Richard L. Dame; Richard L. Dame, Trustee of the Dame Family Trust 1, Richard L. Dame, Trustee; Diane Goebel Edwards; William R. & Cynthia J. Godfrey, Trustees of the William R. & Cynthia J. Godfrey Living Trust 2005, as amended; Desert Canyon Administrative Services, Inc., a Nevada Corporation; Angel Dayna Kelly, Trustee of the Angel Dayna Kelly Revocable Living Trust of July 12, 2007; Kostelac Family Limited Partnership, a Wyoming Limited Partnership; Jeni Kostelac and Richard Kostelac, Trustees of the Kostelac Charitable Remainder Unitrust dated June 15, 1999; Snowball, LLC, a New Mexico limited liability company; Seyed Reza Lajvardi and Tooran K. Lajvardi, Trustees of the Lajvardi Family Trust dated November 20, 2003; Linda J. Kish, Successor Trustee of the Norma Lally Living Trust dated March 20, 1998, as amended; Gary Lazar, Successor Trustee of the Emily Lazar Living Trust dated July 25, 1996; Stacy Bernal, Successor Trustee of the Erin E. Macdonald Revocable Living Trust dtd 5/17/95, as amended; Kathleen M. Owen, Trustee of the O Squared trust dated April 23, 2012; David M. Marlon, Trustee of the In God We Trust trust; Anesthesia Associates Profit Sharing Plan Benefit of Michael Messina; Robert W. Michael; Diana G. Michael; Morgan W. Parry; Janet Parry; Wayne A. Prebul & Linda L. Prebul, Trustees of the Wayne A. Prebul & Linda L. Prebul Family Trust dated May 31, 2000; John M. Rentchler, Trustee of the George Rudiak Revocable Trust dated May 24, 1978; Peggy Ann Schumann, as Trustee of the Peggy Ann Schumann Revocable Trust dated 7/30/98, as amended; Joseph B. Tassone and Valentian Scheidemann, Trustees of the Victoria A. Tassone Revocable Living Trust dated February 14, 2006; Kenneth L. Tracht and Joan A. Tracht, Trustees of the Kenneth L. and Joan A. Tracht Living Trust 2003; Marla Weiner; Nikki Cappelletti; Georgette A. Weiss, Trustee(s) of the Carl B. Weiss and Georgette A. Weiss Revocable Trust dated January 7, 1993; Stephanie M. Wilson, Trustee of the Stephanie M. Wilson Generation Non-Exempt Trust; and Theodor and Eleonor Bossart, Trustees of the Bossart Living Trust dtd 2/6/89, as amended, for consideration paid grant to D. R. Horton, Inc, a Delaware corporation, the following described real estate located in Bernalillo County, New Mexico:

Tract numbered Two (2), of The Trails Unit 2, as the same is shown and designated on the plat entitled, "BULK LAND PLAT OF THE TRAILS UNIT 2 (BEING A REPLAT OF TRACTS G AND J, THE TRAILS AND UNPLATTED DEED PARCELS) WITHIN THE TOWN OF ALAMEDA

GRANT, IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 2004", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004 in Plat Book 2004C, page 332.

Together with all mineral rights, timber rights, solar rights and wind rights, if any, appurtenant to the real estate.

Subject to:

1. Taxes for the year 2022 and thereafter.
2. Reservations and exceptions in the Patent by the United States of America recorded on August 18, 1920, in Book 64, Page 412, records of Bernalillo County, New Mexico.
3. Restrictive covenants affecting the insured premises, but omitting any covenant, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded February 19, 2004, in Book A73, Page 1137, as Doc. No. 2004021200; recorded November 22, 2004, in Book A87, Page 1688, as Doc. No. 2004162141; recorded April 18, 2006, in Book A115, Page 4245, as Doc. No. 2006054417, and as set forth on plat recorded in Plat Book 2004C, Page 332, records of Bernalillo County, New Mexico.
4. A forty foot (40') Private Access and Public Drainage and Utility Easement, and incidental purposes thereto, reserved along the southerly lot line of the insured premises, as shown on the recorded plat, recorded in Plat Book 2004C, Page 332, records of Bernalillo County, New Mexico.
5. Terms and conditions of that certain Notice of Subdivision Plat Conditions recorded October 18, 2004, in Book A85, Page 6157, as Doc. No. 2004146565, records of Bernalillo County, New Mexico.
6. The Trails Public Improvement District Development Agreement recorded May 30, 2008, as Doc. No. 2008060924, records of Bernalillo County, New Mexico.
7. Notice of The Trails Community Association, Inc., recorded May 16, 2014, as Doc. No. 2014039279; recorded March 2, 2018, as Doc. No. 2018018879, records of Bernalillo County, New Mexico.
8. The Trails Public Improvement District Notice of Information recorded December 3, 2021 as Doc. No. 2021142148, records of Bernalillo County, New Mexico.

With Special Warranty Covenants.

Dated: January 26, 2022.

First Savings Bank (Custodian for Anthony Auflere IRA Rollover); Mary Avance; Erika Balasko; William F. Bauer; Tamara K. Bauer; Charles Jacob Berberian; Howard T. Bolton; Brenda S. Bolton; Sandie Bromell, Trustee of the Sandie and George Bromell Charitable Remainder Unitrust dtd 5/28/98; Jonathan Wayne Bunker and Susan Stewart Bunker, Trustees of the Bunker Family Trust dtd April 4, 2001; Janet Cassidy, Trustee of the Janet M. Cassidy Trust dated September 18, 1996, as amended; First Savings Bank FBO Christal M. Clow IRA; Frank E. Collins and Barbara J. Collins, Trustees of the Frank and Jo Collins Family Trust utd dated March 27, 1998; Raymond A. Conn and Bette Conn, Trustees of the Conn Family Trust dated March 27, 1995; Sierra Health Services, Inc., a Nevada corporation; Richard L. Dame, Trustee of the Sean Michael Dame Trust 1; Richard L. Dame, Trustee of the Matthew Reuben Dame Trust #2 dated September 13, 1980; Richard L. Dame; Richard L. Dame, Trustee of the Dame Family Trust 1, Richard L. Dame, Trustee; Diane Goebel Edwards; William R. & Cynthia J. Godfrey, Trustees of the William R. & Cynthia J. Godfrey Living Trust 2005, as amended; Desert Canyon Administrative Services, Inc., a Nevada Corporation; Angel Dayna Kelly, Trustee of the Angel Dayna Kelly Revocable Living Trust of July 12, 2007; Kostelac Family Limited Partnership, a Wyoming Limited Partnership; Jeni Kostelac and Richard Kostelac, Trustees of the Kostelac Charitable Remainder Unitrust dated June 15, 1999; Snowball, LLC, a New Mexico limited liability company; Seyed Reza Lajvardi and Tooran K. Lajvardi, Trustees of the Lajvardi Family Trust dated November 20, 2003; Linda J. Kish, Successor Trustee of the Norma Lally Living Trust dated March 20, 1998, as amended; Gary Lazar, Successor Trustee of the Emily Lazar Living Trust dated July 25, 1996; Stacy Bernal, Successor Trustee of the Erin E. Macdonald Revocable Living Trust dtd 5/17/95, as amended; Kathleen M. Owen, Trustee of the O Squared trust dated April 23, 2012; David M. Marlon, Trustee of the In God We Trust trust; Anesthesia Associates Profit Sharing Plan Benefit of Michael Messina; Robert W. Michael; Diana G. Michael; Morgan W. Parry; Janet Parry; Wayne A. Prebul & Linda L. Prebul, Trustees of the Wayne A. Prebul & Linda L. Prebul Family Trust dated May 31, 2000; John M. Rentchler, Trustee of the George Rudiak Revocable Trust dated May 24, 1978; Peggy Ann Schumann, as Trustee of the Peggy Ann Schumann Revocable Trust dated 7/30/98, as amended; Joseph B. Tassone and Valentian Scheidemann, Trustees of the Victoria A. Tassone Revocable Living Trust dated February 14, 2006; Kenneth L. Tracht and Joan A. Tracht, Trustees of the Kenneth L. and Joan A. Tracht Living Trust 2003; Marla Weiner; Nikki Cappelletti; Georgette A. Weiss, Trustee(s) of the Carl B. Weiss and Georgette A. Weiss Revocable Trust dated January 7, 1993; Stephanie M. Wilson, Trustee of the Stephanie M. Wilson Generation Non-Exempt Trust; and Theodor and Eleonor Bossart, Trustees of the Bossart Living Trust dtd 2/6/89, as amended,

INVESTORS MORTGAGE CORPORATION,  
a Nevada corporation, attorney-in-fact

By   
John Ham, Vice President

STATE OF Utah

COUNTY OF Utah

This instrument was acknowledged before me on January 21<sup>st</sup>, 2022, by John Ham, as Vice President of INVESTORS MORTGAGE CORPORATION, a Nevada corporation, attorney-in-fact for First Savings Bank (Custodian for Anthony Auflere IRA Rollover); Mary Avance; Erika Balasko; William F. Bauer; Tamara K. Bauer; Charles Jacob Berberian; Howard T. Bolton; Brenda S. Bolton; Sandie Bromell, Trustee of the Sandie and George Bromell Charitable Remainder Unitrust dtd 5/28/98; Jonathan Wayne Bunker and Susan Stewart Bunker, Trustees of the Bunker Family Trust dtd April 4, 2001; Janet Cassidy, Trustee of the Janet M. Cassidy Trust dated September 18, 1996, as amended; First Savings Bank FBO Christal M. Clow IRA; Frank E. Collins and Barbara J. Collins, Trustees of the Frank and Jo Collins Family Trust uta dated March 27, 1998; Raymond A. Conn and Bette Conn, Trustees of the Conn Family Trust dated March 27, 1995; Sierra Health Services, Inc., a Nevada corporation; Richard L. Dame, Trustee of the Sean Michael Dame Trust 1; Richard L. Dame, Trustee of the Matthew Reuben Dame Trust #2 dated September 13, 1980; Richard L. Dame; Richard L. Dame, Trustee of the Dame Family Trust 1, Richard L. Dame, Trustee; Diane Goebel Edwards; William R. & Cynthia J. Godfrey, Trustees of the William R. & Cynthia J. Godfrey Living Trust 2005, as amended; Desert Canyon Administrative Services, Inc., a Nevada Corporation; Angel Dayna Kelly, Trustee of the Angel Dayna Kelly Revocable Living Trust of July 12, 2007; Kostelac Family Limited Partnership, a Wyoming Limited Partnership; Jeni Kostelac and Richard Kostelac, Trustees of the Kostelac Charitable Remainder Unitrust dated June 15, 1999; Snowball, LLC, a New Mexico limited liability company; Seyed Reza Lajvardi and Tooran K. Lajvardi, Trustees of the Lajvardi Family Trust dated November 20, 2003; Linda J. Kish, Successor Trustee of the Norma Lally Living Trust dated March 20, 1998, as amended; Gary Lazar, Successor Trustee of the Emily Lazar Living Trust dated July 25, 1996; Stacy Bernal, Successor Trustee of the Erin E. Macdonald Revocable Living Trust dtd 5/17/95, as amended; Kathleen M. Owen, Trustee of the O Squared trust dated April 23, 2012; David M. Marlon, Trustee of the In God We Trust trust; Anesthesia Associates Profit Sharing Plan Benefit of Michael Messina; Robert W. Michael; Diana G. Michael; Morgan W. Parry; Janet Parry; Wayne A. Prebul & Linda L. Prebul, Trustees of the Wayne A. Prebul & Linda L. Prebul Family Trust dated May 31, 2000; John M. Rentchler, Trustee of the George Rudiak Revocable Trust dated May 24, 1978; Peggy Ann Schumann, as Trustee of the Peggy Ann Schumann Revocable Trust dated 7/30/98, as amended; Joseph B. Tassone and Valentian Scheidemann, Trustees of the Victoria A. Tassone Revocable Living Trust dated February 14, 2006; Kenneth L. Tracht and Joan A. Tracht, Trustees of the Kenneth L. and Joan A. Tracht Living Trust 2003; Marla Weiner; Nikki Cappelletti; Georgette A. Weiss, Trustee(s) of the Carl B. Weiss and Georgette A. Weiss Revocable Trust dated January 7, 1993; Stephanie M. Wilson, Trustee of the Stephanie M. Wilson Generation Non-Exempt Trust; and Theodor and Eleonor Bossart, Trustees of the Bossart Living Trust dtd 2/6/89, as amended.

Cheyenne K. Sullivan  
Notary Public

My commission expires:

08/25/2024

