

Old Republic National Title Insurance Company
Order Number: 2004179 VM

SPECIAL WARRANTY DEED

Roger William Martin, Trustee of the R.W. Martin Revocable Trust dated March 2, 2007, amended by First Amendment dated February 26, 2013 and by Second Amendment and Restatement dated October 16, 2017, for consideration paid, grant(s) to Hoppy Bear LLC a New Mexico limited liability company, whose address is: 10200 Corrales Road NW Suite 1, Albuquerque, NM 87114, the following described real estate in Bernalillo County, New Mexico,

PARCEL A:

Lot numbered 14-A-2-B of **LOOP INDUSTRIAL DISTRICT UNIT V**, Albuquerque, New Mexico, as the same is shown and designated on the Replat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1997 in Plat Book 97C, folio 2.

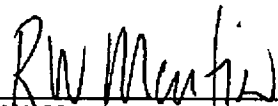
PARCEL B:

Non-exclusive use of the Private Access Easement as shown and dedicated on the Plat of Loop Industrial District Unit V, Albuquerque, New Mexico, recorded January 23, 1997 in Plat Book 97C, folio 2 and as evidenced by the Declaration of Maintenance Agreements recorded January 9, 1997 in Book 97-1, Page 5516 as Document No. 97002361, records of Bernalillo County, New Mexico.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the year 2020 and subsequent years;

with special warranty covenants.

Dated: September 10, 2020



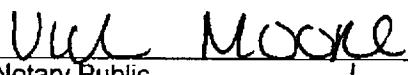
R. W. Martin, Trustee

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 10, 2020 by Roger William Martin, Trustee of
RW Martin Revocable Trust



Notary Public,
My Commission Expires: 3/17/22



OFFICIAL SEAL
Vicki Moore
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 3/17/22