

NMLTCO File: 71494

**WARRANTY DEED**

**Quivera Land LLC, a New Mexico limited liability company**, for consideration paid, grant to **Abrazo Homes LLC, a New Mexico limited liability company** whose address is **PO Box 65808, Albuquerque, NM 87193** the following described real estate in **Bernalillo** County, New Mexico:

Lot numbered Six (6), of QUIVIRA ESTATES, Bernalillo County, New Mexico, as being shown and designated on the plat entitled "Final Plat, Quivira Estates, being a Replat of Tract 22, Volcano Cliffs Unit 6 and Quivira Drive NW, situate within Section 21, T. 11 N., R. 2 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, March, 2023", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 22, 2023, in Plat Book 2023C, page 69, as Instrument No. 2023053769.

SUBJECT TO: Restrictions, Reservations and Easements of record.

with warranty covenants

Witness \_\_\_\_\_ hand(s) this 14 day of July, 2025.

Quivera Land LLC, a New Mexico limited liability company

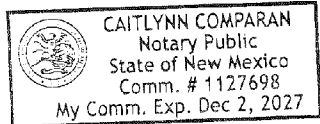
By: *Vinny Pizzonia*  
Vinny Pizzonia, Managing Member

**ACKNOWLEDGMENT FOR NATURAL PERSONS**

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 14 2025, by Vinny Pizzonia, Managing Member of Quivera Land LLC, a New Mexico limited liability company.



*Caitlynn Comparan*  
Notary Public

Commission Expires: 12/02/2027

NMLTCO File: 71492

**WARRANTY DEED**

**Quivera Land LLC, a New Mexico limited liability company**, for consideration paid, grant to **Abrazo Homes LLC, a New Mexico limited liability company** whose address is **PO Box 65808, Albuquerque, NM 87193** the following described real estate in **Bernalillo** County, New Mexico:

Lot numbered Twenty-three (23), of QUIVIRA ESTATES, Bernalillo County, New Mexico, as being shown and designated on the plat entitled "Final Plat, Quivira Estates, being a Replat of Tract 22, Volcano Cliffs Unit 6 and Quivira Drive NW, situate within Section 21, T. 11 N., R. 2 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, March, 2023", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 22, 2023, in Plat Book 2023C, page 69, as Instrument No. 2023053769.

SUBJECT TO: Restrictions, Reservations and Easements of record.

with warranty covenants

Witness \_\_\_\_\_ hand(s) this 14 day of July, 2025.

Quivera Land LLC, a New Mexico limited liability company

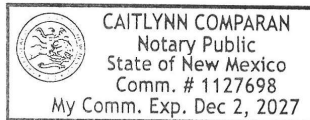
By:  \_\_\_\_\_  
Vinny Pizzonia, Managing Member

**ACKNOWLEDGMENT FOR NATURAL PERSONS**

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 14 2025, by Vinny Pizzonia, Managing Member of Quivera Land LLC, a New Mexico limited liability company.



  
Notary Public

Commission Expires: 12/02/2027

NMLTCO File: 71493

**WARRANTY DEED**

Quivera Land LLC, a New Mexico limited liability company, for consideration paid, grant to **Abrazo Homes LLC, a New Mexico limited liability company** whose address is **PO Box 65808, Albuquerque, NM 87193** the following described real estate in **Bernalillo County, New Mexico**:

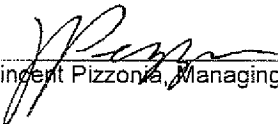
Lot numbered Twenty-one (21), of QUIVIRA ESTATES, Bernalillo County, New Mexico, as being shown and designated on the plat entitled "Final Plat, Quivira Estates, being a Replat of Tract 22, Volcano Cliffs Unit 6 and Quivira Drive NW, situate within Section 21, T. 11 N., R. 2 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, March, 2023", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 22, 2023, in Plat Book 2023C, page 69, as Instrument No. 2023053769.

SUBJECT TO: Restrictions, Reservations and Easements of record.

with warranty covenants

Witness \_\_\_\_\_ hand(s) this 31 day of July, 2025.

Quivera Land LLC, a New Mexico limited liability company

By:  \_\_\_\_\_  
By: Vincent Pizzonia, Managing Member

**ACKNOWLEDGMENT FOR NATURAL PERSONS**

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 31 2025, by Vincent Pizzonia, Managing Member of Quivera Land LLC, a New Mexico limited liability company.

 \_\_\_\_\_  
Notary Public

Commission Expires: 12/02/2027

