

Stewart File No.: 596257GT

WARRANTY DEED

Jackl Advertising, LLC, a New Mexico limited liability company

for consideration paid, grant(s) to

Amigos Investments LLC, a New Mexico limited liability company

whose address is 4537 Arrowhead Ridge Dr. SE, Rio Rancho, NM 87124

the following described real estate in Bernalillo County, New Mexico:

Lot numbered One (1) of Blue Sky Business Park, as the same is shown and designated on the plat entitled "Blue Sky Business Park, Being Tract T-4 of Vista Del Norte, Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico," filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 2, 2006, in Plat Book 2006C, Page 238.

Subject to items specifically set forth in Exhibit "A" attached hereto and made a part of.

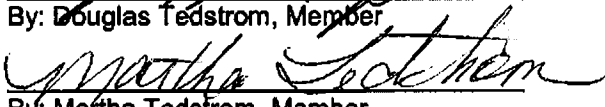
Subject to taxes for the current year and years thereafter.

with warranty covenants.

Executed this 19th day of October, 2020.

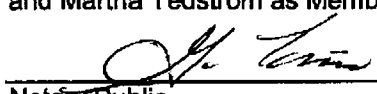
Jackl Advertising, LLC, a New Mexico limited liability
company


By: Douglas Tedstrom, Member


By: Martha Tedstrom, Member

State of New Mexico
County of Bernalillo

This instrument was acknowledged before me on this 19th day of October, 2020 by Douglas Tedstrom and Martha Tedstrom as Members of Jackl Advertising, LLC, a New Mexico limited liability company.


Notary Public

My Commission Expires: _____

SEAL

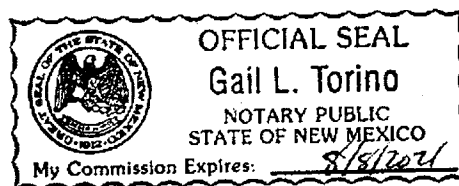


Exhibit "A"

Reservations and exceptions in the Patent by the United States of America recorded on October 27, 1923, in Book 80, Page 353, records of Bernalillo County, New Mexico.

Covenants, conditions, restrictions, reservations and easements affecting the insured premises, but omitting and 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, as contained in the Declaration of Easements, Covenants, Conditions and Restrictions recorded August 22, 2006, in Book A122, Page 6878, as Doc. No. 2006127219; and as set forth on the recorded plat, recorded in Plat Book 2006C, Page 238, records of Bernalillo County, New Mexico.

Easements, and incidental purpose thereto, affecting the insured premises, as shown and noted on the recorded plat, recorded in Plat Book 2006C, Page 238, records of Bernalillo County, New Mexico.

Grant of Right-of-Way Easement, and incidental purposes thereto, recorded August 10, 1956, in Book D 359, Page 275, as Doc. No. 3174, and amended by Public Service Company of New Mexico Waiver and Release of Easement recorded June 25, 2003, in Book A58, Page 8656, as Doc. No. 2003108898, records of Bernalillo County, New Mexico.

Right of Way Easement, and incidental purposes thereto, recorded August 10, 1956, in Book D 359, Page 283, as Doc. No. 3175, records of Bernalillo County, New Mexico.

Intentionally deleted.

Right of Way and Easement, and incidental purposes thereto, recorded August 12, 1958, in Book D 437, Page 351, as Doc. No. 76226, records of Bernalillo County, New Mexico.

AMAFCA Easement, and incidental purposes thereto, reserved along the insured premises as set forth in the document recorded December 8, 1967, in Book Misc. 88, Page 268, as Doc. No. 74675, records of Bernalillo County, New Mexico.

PNM Gas Services Right of Way and Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, recorded June 8, 1998, in Book 9810, Page 8853, as Doc. No. 1998070480, records of Bernalillo County, New Mexico.

PNM Gas Services Easement Encroachment Agreement recorded January 14, 2003, in Book A48, Page 7360, as Doc. No. 2003007375, records of Bernalillo County, New Mexico.

Easement Encroachment Agreement recorded January 14, 2003, in Book A48, Page 7900, as Doc. No. 2003007915, records of Bernalillo County, New Mexico.

PNM Gas Services Easement Encroachment Agreement recorded January 29, 2003, in Book A49, Page 5053, as Doc. No. 2003015083, records of Bernalillo County, New Mexico.

Easement Encroachment Agreement recorded August 2, 2005, in Book A101, Page 1136, as Doc. No. 2005111466, records of Bernalillo County, New Mexico.

Encroachment License for Underground Gas Line Across AMAFCA Easement North Diversion Channel/Sundt recorded February 12, 1998, in Book 9805, Page 4419, as Doc. No. 1998015861, records of Bernalillo County, New Mexico.

Grant of License to E. Spire Communications Cable Crossing on Existing PNM Poles North Diversion Channel & Paseo Del Norte recorded October 15, 1999, in Book 9914, Page 1085, as Doc. No. 1999131491, records of Bernalillo County, New Mexico.

Notice of Subdivision Plat Variance recorded December 10, 1999, in Book 9916, Page 1517, as Doc. No. 1999151983, records of Bernalillo County, New Mexico.

Landscaping Agreement dated May 5, 2005, recorded June 9, 2005, in Book A98, Page 2243, as Doc. No. 2005082491, and re-recorded July 22, 2005, in Book A100, Page 5030, as Doc. No. 2005105347, records of Bernalillo County, New Mexico.

Mining/Reclamation Activity Disclosure recorded April 6, 1999, in Book 9905, Page 5684, as Doc. No. 1999045805, records of Bernalillo County, New Mexico.

Reservations as set forth and contained in the Warranty Deed recorded March 1, 1996, in Book 96-6, Page 4737, as Doc. No. 96024063, records of Bernalillo County, New Mexico.

Alternative Sidewalk Construction Agreement recorded October 13, 2016, as Doc. No. 2016097194, records of Bernalillo County, New Mexico.

Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the Land.

Terms, provisions, conditions, restrictions, easements and stipulations contained in that certain Lease Agreement dated June 1, 2015, by and between Douglas Tedstrom, as Lessor, and the Lamar Companies, as Lessee, as evidenced by that certain Memorandum and Notice of Lease Agreement recorded July 2, 2015, as Doc. No. 2015057354; and Easement and Assignment of Lease Agreement recorded May 6, 2019, as Doc. No. 2019036808; and Assignment of Easement and Assignment of Lease Agreement recorded June 19, 2019, as Doc. No. 2019050607, records of Bernalillo County, New Mexico.

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