

SPECIAL WARRANTY DEED

Richard K. Groff, trustee of the Richard Groff Trust under a trust dated April 7, 2004, grants to Groff Limited Partnership, a New Mexico limited partnership the following described real estate located in Bernalillo County, New Mexico:

Tract lettered "J" of the plat of Tract A through D and F through K and Lots 5-A, 6-A, 19-A, and 20-A of LA CUESTA SUBDIVISION, 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 April 20, 1983, in Plat Book C21, Folio 43.

Subject to patents, easements, reservations, restrictions and covenants of record and taxes for the year 2023 and thereafter.

With Special Warranty Covenants.

Dated: 1/19/2024

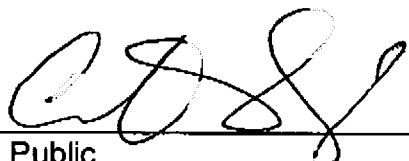
RICHARD K. GROFF, TRUSTEE OF  
THE RICHARD GROFF TRUST, UNDER  
A TRUST AGREEMENT DATED APRIL  
7, 2004

By   
Richard K. Groff

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 19, 2024, by Richard K. Groff as trustee of the Richard Groff Trust under a Trust Agreement dated April 7, 2004.

  
Notary Public

My commission expires:

N/A.

