

Record To: SP000053210 RAO  
FIDELITY NATIONAL TITLE INSURANCE CO.

SPECIAL WARRANTY DEED

For consideration paid, Mesa View United Methodist Church, Inc., a New Mexico non-profit corporation, hereby grants to Saranam, LLC, a New Mexico limited liability company, with an address of 1028 Eubank NE, Suite F, Albuquerque, NM 87112, with special warranty covenants, the real estate located in Bernalillo County, New Mexico, more particularly described as follows:

Tract 27-A-2-A, of the Plat of Tracts 27-A-1-A & 27-A-2-A, TAYLOR RANCH, Sections 25 and 26, Township 11 North, Range 2 East, N.M.P.M., Albuquerque, Bernalillo County, 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 February 4, 2021, in Plat Book 2021C, folio 5, as Document No. 2021014555.

SUBJECT TO matters set forth on Exhibit A attached hereto.

EXECUTED as of Feb 11<sup>th</sup>, 2021.

Mesa View United Methodist Church, Inc.,  
a New Mexico non-profit corporation

By: [Signature]

Name: KIM D LEVAN

Title: VICE CHAIR

By: Kent D. Jaquette

Name: Kent D. Jaquette

Title: Member of Trustees

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me this 11<sup>th</sup> day of February, 2021, by February 2021 of Mesa View United Methodist Church, Inc., a New Mexico non-profit corporation.

[Signature]  
Notary Public

My commission expires:

7/12/22



OFFICIAL SEAL  
RICHARD A. DAVIS  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 7/12/22

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me this 11<sup>th</sup> day of February, 2021, by February 2021 of Mesa View United Methodist Church, Inc., a New Mexico non-profit corporation.

[Signature]  
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**Exhibit A**

1. Taxes for the year 2021 and thereafter.
2. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof,

Recorded: Book 77 Page 181 of Official Records.

3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recorded June 1, 1990 in Book BCR 90-9, page 4022 and in Book BCR 90-9, page 4030 of Official Records

4. Easements, covenants and other matters shown on the plat recorded May 17, 1982 in Map Book C19, folio 145, records of Bernalillo County, New Mexico.
5. Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded in Book Misc. 459, Page 372, records of Bernalillo County, New Mexico.
6. Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded in Book Misc. 472, Page 210, records of Bernalillo County, New Mexico.
7. Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded January 17, 1984, in Book Misc. 81A, Page 885, as Doc. No. 84-3817, records of Bernalillo County, New Mexico.
8. Permanent Easement granted to the City of Albuquerque recorded January 28, 1998, in Book 98-3, Page 3391, as Doc. No. 98009085, records of Bernalillo County, New Mexico.
9. Private Cross-Lot Access and Parking Easement, and maintenance provisions therefor, affecting the premises; easement for utilities ten (10) feet in width affecting the southerly ten (10) feet and to an undetermined width affecting the southeasterly corner of the premises; easement for electric transformers/switchgears, as installed, ten (10) feet in front of said transformer/switchgear doors

and five (5) feet on each side; solar notes and notes and conditions as to drainage as set forth on the plat recorded February 4, 2021, in Plat Book 2021C, folio 5, as Document No. 2021014555.

10. Infrastructure Improvements Agreement (Procedure B) Agreement to Construct Pubic and/or Private Infrastructure Improvements filed October 26, 2020 as Document No. 2020106696, records of Bernalillo County, New Mexico.
11. Joint Use and Maintenance Agreement (Dumpster Facility & Easements) dated February 11, 2021 by Mesa View United Methodist Church, Inc., a New Mexico non-profit corporation, recorded February 11, 2021 as document number 2021017680 records of Bernalillo County, New Mexico.
12. Any possible assessments for paving, sewer or waterline extensions which may exist, but have not yet been recorded.