

SPECIAL WARRANTY DEED

TGG, LLC, a New Mexico limited liability company for consideration paid, grants to HG Development LLC, whose address is PO Box 40471, Albuquerque, New Mexico 87196, the real estate located in Bernalillo County, New Mexico, more particularly described as follows:

The North Half (1/2) of Tract 43 Alvarado Gardens, Unit No. 2, a Subdivision of a Tract of Lands, Sec. 1, Township 10 North, Range 2 East, N.M.P.M., within the Town of Albuquerque Grant as the same is shown and designated on the Map of said Subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on January 26, 1934,

THERE IS EXCEPTED from the above description the Easterly 9 feet thereof deeded to the City of Albuquerque, New Mexico for street widening purposes. Said deed dated October 21, 1957, filed for record in Boo D402, page 607, record of Bernalillo County, New Mexico

Subject to patent reservations, restrictions and easements of record and to taxes for the year 2025 and years thereafter.

With special warranty covenants.

WITNESS my hand and seal this 10th day of JUNE, 2025

TGG, LLC
A New Mexico limited liability company

Hunter Greene
Hunter Greene, Member

State of New Mexico

County of Bernalillo

This instrument was acknowledged before me this 10th day of June, 2025 by Hunter Greene, Member of TGG, LLC, a New Mexico limited liability company.

My Commission Expires:

11/13/2025

Linnea K. Moë
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
LINNEA K. MOE
COMMISSION NO. 1119997
EXPIRES NOVEMBER 13, 2025

Doc# 2025048210

06/10/2025 04:12 PM Page: 1 of 1
SPWD R:\$25.00 Michelle S. Kavanaugh, Bernalillo County

