

Return to: SP143495
**Fidelity National Title
Insurance Co.**

SPECIAL WARRANTY DEED

RS BLUEWATER, LLC, A TEXAS LIMITED LIABILITY COMPANY, whose address is 2560 King Arthur Blvd., Ste. 124-104, Lewisville, Texas 75056 (hereinafter referred to as "**Grantor**"), for good and valuable consideration paid to Grantor by **CROSS DEVELOPMENT CC ALBUQUERQUE, LLC, A TEXAS LIMITED LIABILITY COMANY** (hereinafter referred to as "**Grantee**"), whose address is 4317 Marsh Ridge Road, Carrollton, Texas 75010, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS unto Grantee all of the real property in Bernalillo County, New Mexico more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Land**"), together with all of Grantor's right, title, and interest in and to any rights, ways, privileges, improvements and appurtenances pertaining thereto, and all of Grantor's right, title and interest in and to any gores of real estate adjoining the Land (hereinafter collectively referred to as the "**Property**").

With special warranty covenants.

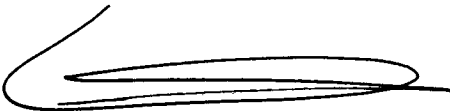
SUBJECT, HOWEVER, TO taxes for the year 2024 and subsequent years; and the matters set forth in Exhibit B attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

***REMAINDER OF PAGE INTENTIONALLY BLANK.
SIGNATURE PAGE(S) FOLLOWS.***

EXECUTED to be effective the 1st day of April, 2024.

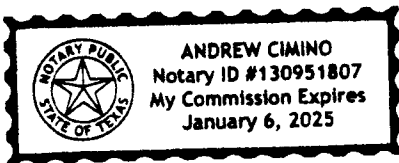
GRANTOR:

RS BLUEWATER, LLC,
a Texas limited liability company

By: 
Kevin Mattson, Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on 4/1, 2024, by Kevin Mattson, Manager of RS BLUEWATER, LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

EXHIBIT A

Legal Description

Tract lettered "F-2", Plat for Tracts F-1 and F-2, RS BLUEWATER ADDITION, Being comprised of Tract "F", RS Bluewater Addition, , City of Albuquerque, Bernalillo County, New Mexico, June 2023, as the same is shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 20, 2023, in Plat Book 2023C, folio 107 as Document No. 2023080528.

EXHIBIT B
Permitted Exceptions

1. The lien for 2024 ad valorem taxes not yet due and payable.
2. Reservations contained in the Patent from the United States of America, recorded in Book 35, Page 91, records of Bernalillo County, New Mexico.
3. Declarations of Easements, Covenants and Restrictions recorded as Document No. 2022094935, and First Amendment to Declarations of Easements, Covenants and Restrictions recorded as Document No. 2023048220, records of Bernalillo County, New Mexico; First Amendment to Declaration of Easements, Covenants, and Restrictions filed July 31, 2023, as Document No. 2023048220, records of Bernalillo County, New Mexico.
4. Easements, covenants and other matters as shown on the recorded plat of said subdivision, filed May 22, 2024, in Plat Book 2014C, page 46; on Plat filed May 6, 2022 in Plat Book 2022C, Page 39, and Plat filed December 20, 2023, in Plat Book 2023C, Page 107, records of Bernalillo County, New Mexico.
5. Notice of Subdivision Plat Conditions, Plat of Tract 1 through 12 Avalon Subdivision #5, Albuquerque, Bernalillo County, New Mexico January 2023, as Document No. 2014040956, records of Bernalillo County, New Mexico.
6. Infrastructure Improvements Agreement, Agreement to Construct Public and/or Private Infrastructure Improvements fo;ed April 11, 2022 as Document No. 2022035806, records of Bernalillo County, New Mexico.