

Old Republic Title Company 2305543-10

**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 **GOODWILL INDUSTRIES OF NEW MEXICO**, a New Mexico non-profit corporation, (hereinafter referred to as "**Grantee**"), whose address is 1030 18th Street NW, Albuquerque, New Mexico, 87104, 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 2023 and subsequent years; and the matters set forth in Exhibit B attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

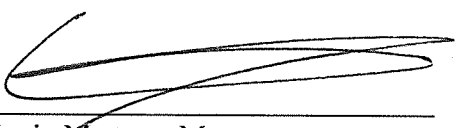
Grantee by its acceptance of this Deed acknowledges that, except for the special warranty of title contained in this Deed and the representations and warranties contained in that certain Purchase and Sale Agreement dated November 7, 2023 between Grantor, as seller, and Grantee, as purchaser (the "Contract"), and other documents executed by Grantor at the closing of the sale of the Property to Grantee, neither Grantor nor its representatives have made any representations or warranties as to the Property or its environmental or physical condition, upon which Grantee has relied. Grantee further acknowledges and agrees that it is purchasing the Property in its "as is" condition as set forth in Section 11.18 of the Contract, and that without Grantee agreeing to such conditions and terms this conveyance would not be made.

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SIGNATURE PAGE(S) FOLLOWS.***

EXECUTED to be effective the 27 day of December, 2023.

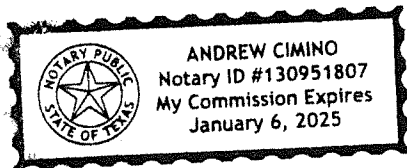
GRANTOR:

RS BLUEWATER, LLC,  
a Texas limited liability company

By:   
Name: Kevin Mattson, Manager

STATE OF TEXAS           §  
                                     §  
COUNTY OF Dallas   §

This instrument was acknowledged before me on December 27, 2023, by Kevin Mattson, Manager of RS BLUEWATER, LLC, a Texas limited liability company, on behalf of said entity.



Notary Public, State of Texas

## **EXHIBIT A**

### **Legal Description**

Tract lettered "F-1", 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 0107 as Document No.2023080258.

**EXHIBIT B**  
**to**  
**Special Warranty Deed**

Permitted Exceptions

1. The lien for 2023 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. Declaration of Easements, Covenants and Restrictive covenants recorded October 26, 2022 as Document No. 2022094935, First Amendment to Declaration of Easements, Covenants and Restrictions filed July 31, 2023 as Document No. 2023048220, records of Bernalillo County, New Mexico.
4. Notice of Subdivision Plat Conditions recorded May 22, 2014 as Document No. 2014040956, records of Bernalillo County, New Mexico.
5. Infrastructure Improvements Agreement (Procedure B), Agreement to Construct Public and/or Private Infrastructure Improvements recorded April 11, 2022 as Document No. 2022035806, records of Bernalillo County, New Mexico.
6. Easements and notes as shown on the Plat recorded May 6, 2022 in Plat Book 2022C, Page 39 as Document No. 2022045240, records of Bernalillo County, New Mexico and on Plat recorded December 20, 2023 in Book 2023C, Page 0107 as Document No. 2023080258, records of Bernalillo County, New Mexico.
7. Public Service Company of New Mexico Overhead Electric Line Easement (Electric) recorded September 9, 2019 as document No. 2019076475, records of Bernalillo County, New Mexico.
8. Public Service Company of New Mexico Easement (Electric) recorded June 13, 2023 as Document No. 2023036717, records of Bernalillo County, New Mexico.