

Old Republic Title Company 2001550 60

SPECIAL WARRANTY DEED

For consideration paid, Meridian Realty Ltd. Co., a New Mexico limited liability company, hereby grants to West I 40 Development LLC, a New Mexico limited liability company, with an address of 7550 Meridian Place NW, Albuquerque, NM 87121, with special warranty covenants, the real estate located in Bernalillo County, New Mexico, more particularly described as follows:

Lot numbered Eleven (11) of the Plat of Lots 1 Thru 23, Meridian Business Park, City of Albuquerque, New Mexico, 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 May 16, 1997, in Volume 97C, Folio 157.

SUBJECT TO matters set forth on Exhibit A attached hereto.

EXECUTED as of September 17th, 2020.

MERIDIAN REALTY LTD. CO.,
a New Mexico limited liability company

By: [Signature]
Angelo Brunacini, Managing Member

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me this 17th day of September, 2020 by Angelo Brunacini, Managing Member of Meridian Realty Ltd. Co., a New Mexico limited liability company.

[Signature]
Notary Public

My commission expires:
8/12/2021

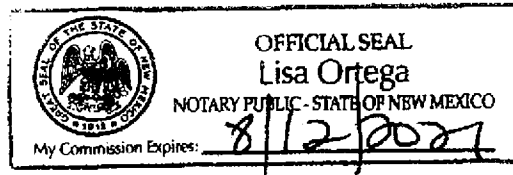


Exhibit A

Permitted Exceptions

1. Taxes for the year 2020 and thereafter.
2. Reservations contained in the Patent from the United States of America, recorded August 21, 1905 in Book 35, Page 91, records of Bernalillo County, New Mexico.
3. Terms, conditions and provisions of the Agreement and Covenant recorded March 18, 1997 in Book 97-7, Page 6354 as Document No. 97027691, records of Bernalillo County, New Mexico.
4. Easements and notes as shown and/or provided for on the Plat recorded May 16, 1997 in Volume 97C, folio 157, records of Bernalillo County, New Mexico.
5. Declaration of Private Facility Drainage Covenant (Lots 11-23, Meridian Business Park) recorded June 2, 1997 in Book 97-15, Page 348 as Document No. 97055708, records of Bernalillo County, New Mexico.