

Return to: First American Title Ins. Co.

GF# 2840257 MH

SPECIAL WARRANTY DEED

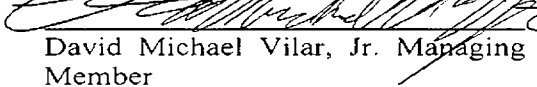
For good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, 1003 Helping Properties ABQ, LLC, a New Mexico limited liability company (hereinafter "Grantor") hereby grants and conveys to Titan Hiway Land, LLC, a New Mexico limited liability company (hereinafter "Grantee"), whose address is 6300 Riverside Plaza NW, Suite 200, Albuquerque, NM 87120, all of the real property in Bernalillo County, New Mexico more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all rights, ways, privileges and appurtenances pertaining thereto (hereinafter collectively referred to as the "Property"), with special warranty covenants,

SUBJECT TO taxes for the year 2024 and subsequent years, and only the matters set forth in Exhibit B attached hereto and incorporated herein by reference.

WITNESS this my hand and seal this 18th day of April, 2024.

1003 HELPING PROPERTIES ABQ, LLC
a New Mexico limited liability company

By: Piru Group, LLC, a New Mexico limited liability company, its Manager

By: 
David Michael Vilar, Jr. Managing
Member

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 4/18/24, 2024, by David Michael Vilar, Jr., Managing Member of Piru Group, LLC, a New Mexico limited liability company, as Manager of 1003 Helping Properties ABQ, LLC, a New Mexico limited liability company, on behalf of the company.

STATE OF NEW MEXICO
NOTARY PUBLIC
MARY J. HEWITT
COMMISSION #1075493
COMMISSION EXPIRES 10/05/2026

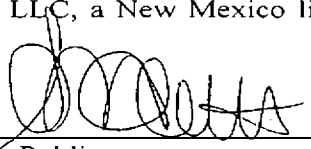

Notary Public
My Commission Expires: 10/5/26

Exhibit A
To Special Warranty Deed

Legal Description

Parcel One:

Lots numbered One (1) through Five (5), inclusive, in Block numbered Forty-one (41) of UNIVERSITY HEIGHTS, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1916, in Plat Book D, Page 27.

Parcel Two:

Lot numbered One (1) in Block numbered Three (3) of MONTE VISTA, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Replat of said Block 3, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 22, 1937, in Book D1, Page 79.

For informational purposes only, address of property per County Assessor's tax roll:

3200 Central Ave SE,
Albuquerque , New Mexico 87106

Exhibit B
To Special Warranty Deed

Permitted Exceptions

1. Reservations contained in Patent from the United States of America, recorded in Book 22, Page 202, records of Bernalillo County, New Mexico.
2. Covenants, conditions, restrictions, terms, provisions, assessments, liens, levies and easements in Book 75, Page 344; Book B112, Page 415; Book B151, Page 317; Book D432, Page 5; and Book 99, Page 5, records of Bernalillo County, New Mexico but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Easement(s) reserved across the Land, covenants and conditions as shown and noted on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 07, 1916, in Plat Book D, Page 27. (Parcel 1)
4. Easement(s) reserved across the Land, covenants and conditions as shown and noted on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 22, 1937, in Plat Book D1, Page 79. (Parcel 2)
5. Grant of Easement filed November 17, 2011, recorded as Document No. 2011104864, records of Bernalillo County, New Mexico.
6. Certification of Substandard Building executed by the City of Albuquerque against the Property, filed August 13, 2019, recorded in 2019067983, records of Bernalillo County, New Mexico.
7. Certification of Substandard Building executed by the City of Albuquerque against the Property, filed October 05, 2023, recorded in 2023063643, records of Bernalillo County, New Mexico.
8. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).