

Old Republic National Title Insurance Company
Order Number: 2500083 LO

WARRANTY DEED

George B. Haney, a widower, for consideration paid, grant(s) to San Mateo Manor L.P., an Ohio limited partnership, whose address is: 330 W. Spring Street, Suite 430, c/o: Spire Development, Inc., Columbus, OH 43215, the following described real estate in Bernalillo County, New Mexico,

PARCEL 1:

LOTS NUMBERED FOUR (4), FIVE (5) AND SIX (6) IN BLOCK NUMBERED EIGHT (8) OF MENDELSBERG'S SUBDIVISION OF BLOCKS 12 AND 14 OF BARON BURG HEIGHTS, A SUBDIVISION OF THE 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 JANUARY 22, 1945.

PARCEL 2:

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS AN EASTERLY PORTION OF LOTS NUMBERED TWENTY (20) AND TWENTY-ONE (21) IN BLOCK NUMBERED EIGHT (8) OF MENDELSBERG'S SUBDIVISION OF BLOCKS 7 & 8, OF BARON BURG HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 22, 1945, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT NUMBERED TWENTY-ONE (21) IN BLOCK NUMBERED EIGHT (8) OF SAID BARON BURG HEIGHTS ADDITION AND RUNNING THENCE S 00 DEG. 09' 36" W, 100.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N 89 DEG. 07' 33" W, 89.39 FEET DISTANCE ALONG THE SOUTH BOUNDARY OF SAID LOT 20 TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SAN MATEO BLVD. S.E.; THENCE N 00 DEG. 27' 54" E, 100.00 FEET DISTANCE ALONG SAID EAST RIGHT OF WAY LINE OF SAN MATEO BLVD. S.E. TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S 09 DEG. 07' 33" E, 88.85 FEET DISTANCE TO THE NORTHEAST CORNER AND PLACE OF BEGINNING.

PARCEL 3:

LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19) IN BLOCK NUMBERED EIGHT (8) OF THE MENDELSBERG'S SUBDIVISION OF BLOCKS 7 AND 8, BARON BURG HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 22, 1945, EXCEPT THAT PART OF LOTS 16, 17, 18 AND 19, BLOCK 8, OF THE MENDELSBERG'S SUBDIVISION OF BLOCKS 7 AND 8 OF BARON BURG HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, AS OUTLINED ON A PLAT FILED IN BOOK A, PAGE 29, ON JANUARY 22, 1945 IN THE OFFICE OF THE CLERK RECORDER, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

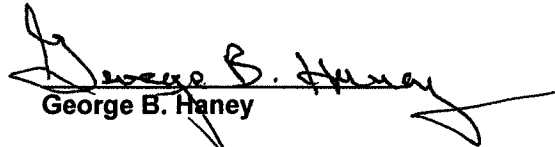
BEGINNING AT A POINT WHERE THE NORTHERLY LINE OF LOT 19 INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF NMP U-034-1(6) ON SAN MATEO BOULEVARD, SAID POINT BEING S 89 DEG. 07' 33" E, A DISTANCE OF 45.61 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 19; THE COORDINATES FOR THE POINT OF BEGINNING WHEN REFERRED TO THE NEW MEXICO

STATE PLANE COORDINATE SYSTEM CENTRAL ZONE ARE: N 1,481,633.33 E, 399.621.56;
THENCE S 00 DEG. 27' 54" W ALONG THE EASTERLY RIGHT OF WAY LINE OF NMP U-034-1(6) ON
SAN MATEO BOULEVARD A DISTANCE OF 200.0 FEET TO A POINT ON THE SOUTHERLY LINE
LOT 16; THENCE N 89 DEG. 07' 33" W ALONG THE SOUTHERLY LINE OF LOT 16 A DISTANCE OF
44.55 FEET TO A POINT FOR THE SOUTHWESTERLY CORNER OF THE LOT 16; THENCE N 00
DEG. 09' 36" E, ALONG THE WESTERLY LINE OF LOTS 16, 17, 18 AND 19 A DISTANCE OF 200.0
FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF LOT 19; THENCE S 89 DEG. 07' 33" E,
ALONG THE NORTHERLY LINE OF LOT 19 A DISTANCE OF 45.61 FEET TO THE POINT OF
BEGINNING. THE ABOVE BEARINGS USED ARE GRID BEARINGS BASED ON THE NEW MEXICO
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRUE BEARINGS ARE 00 DEG. 11' 35"
COUNTER CLOCKWISE OF GRID BEARINGS.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of
easements and rights-of-way of record, and all applicable zoning regulations, restrictions and
requirements and all other matters of record and to taxes for the year 2026 and subsequent years;

with warranty covenants.

Dated: February 27, 2026


George B. Haney
ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 27, 2026 by **George B. Haney**



Notary Public,
My Commission Expires: _____

