

Return to: SP111723  
Fidelity National Title  
Insurance Co.

## **SPECIAL WARRANTY DEED**

**Martin McEnergy (“Grantor”),** a married man, whose address is 5104 Wild Plum Way, Albuquerque, NM 8712, for consideration paid, grants to **Boing US Holdco, Inc. (“Grantee”),** a Delaware limited liability company whose address is 440 South Church Street, suite 700, Charlotte, NC 28202, all right, title and interest of Grantor in the real estate located at 98<sup>th</sup> Street SW and Sage Road SW, City of Albuquerque, Bernalillo County, New Mexico and more particularly described on Exhibit A hereto incorporated herein by reference with special warranty covenants, subject to those matters shown on Exhibit B hereto incorporated herein by reference.

WITNESS my hand and seal effective the 20 day of April, 2022.

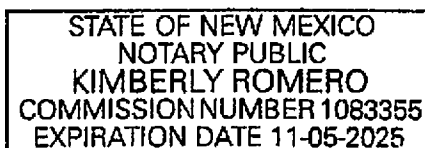
*Martin McEnery*  
MARTIN MCENERY

STATE OF NEW MEXICO           )  
COUNTY OF BERNALILLO         ) ss.

This instrument was acknowledged before me this 20 day of April, 2022, by **Martin McEnery**.

me this 20 day of April, 2022, by  
Kinley Romero  
Notary Public

My Commission Expires: 11.5.25



## EXHIBIT A

A certain Tract of Land lying within the Northwest One-Quarter (N1/4) of Section 33, T.10N., R.2E., N.M.P.M., Bernalillo County, New Mexico, and being a portion of Tract "B" of Westview Townhome Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 10, 1980, and being more particularly described as follows:

FOR A TIE COMMENCE at the Northwest Corner of said Section 33, T.10N., R.2E., THENCE, N. 89 deg. 27' 22" E., 1392.96 feet along the North line of said Section 33, T.10N., R.2E., to a point; THENCE, S. 06 deg. 06' 37" E., 581.12 feet to the Point of Beginning and the Northeast Corner of the Tract herein described; THENCE, S. 06 deg. 06' 37" E., 358.11 feet to the Southeast Corner of the Tract herein described, being a point on the Northerly right-of-way line of Sage Rd. SW; THENCE, S. 74 deg. 47' 25" W., 84.63 feet to the point of a curve to the right, having a radius of 25.00 feet; THENCE, 39.27 feet along the arc of said curve to the right to a point of tangent on the Easterly right-of-way line of Snow Vista Blvd. SW; THENCE, N. 15 deg. 13' 00" W., 354.87 feet along the new Easterly right-of-way line of Snow Vista Blvd, SW to the Northwest Corner of the Tract herein described; THENCE, N. 83 deg. 46' 01" E., 168.37 feet to the Point of Beginning.

LESS & EXCEPTING that certain portion conveyed to the City of Albuquerque, a New Mexico municipal corporation by Warranty Deed filed September 4, 1996, in Book 96-24, page 2699, as Document No. 1996098275, records of Bernalillo County, New Mexico.

## EXHIBIT B

1. Taxes for the year 2022, and thereafter, not yet due and payable.
2. Reservations as contained in the Patent from the United States of America, filed in Book 35, Page 91, records of Bernalillo County, New Mexico.
3. Covenants, Conditions and Restrictions as set forth in the document filed in Book D544, Page 383, records of Bernalillo County, New Mexico.
4. Easements, covenants and other matters as shown on the recorded plats in Plat Book C17, Page 6, and in Plat Book D9, Page 198, records of Bernalillo County, New Mexico.
5. Reservations of all mineral rights, including oil and gas in and under said land as set forth in Deed filed September 28, 1959, in Book D504, Page 417, records of Bernalillo County, New Mexico.
6. Special Agreement #72-2 for Sanitary Sewer Service dated March 13, 1972, filed April 26, 1972, in Book Misc. 257, Page 708, records of Bernalillo County, New Mexico.