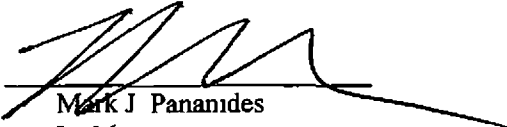


SPECIAL WARRANTY DEED

CEJA VISTA 11 LLC, a Delaware limited liability company ("Grantor"), for good and valuable consideration paid to Grantor by DBG PROPERTIES LLC, a New Mexico limited liability company ("Grantee"), whose address is 2164 SW Park Place, Portland, Oregon 97205, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS to Grantee 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 buildings, improvements and fixtures located thereon, and the rights, ways, privileges and appurtenances pertaining thereto, with special warranty covenants,

SUBJECT, HOWEVER, TO the matters described in Exhibit B attached hereto

CEJA VISTA 11 LLC,  
a Delaware limited liability company

By   
Mark J. Panandes  
Its Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California )

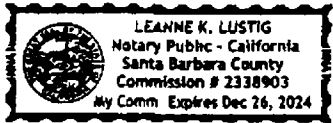
County of Santa Barbara )

On November 11, 2024, before me, Leanne K. Lustig, a Notary Public, personally appeared Mark J. Panandes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature Leanne K. Lustig



**Exhibit A**  
**To Special Warranty Deed**

Tract RR3-B-1 of the Plat for WESTLAND SOUTH, within the Town of Atrisco Grant, Projected Section 9, Township 9 North, Range 2 East NMPM, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on said Plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 19, 2018 in Map Book 2018C, folio 124

**Exhibit B**  
**To Special Warranty Deed**

1. Reservations contained in Patent from United States of America, recorded in Book 35, page 91, records of Bernalillo County, New Mexico
2. Restrictions recorded in Book D 544, page 383, but omitting any restriction based on race, color, religion or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604
3. Reservations of all mineral rights, including oil and gas, in and under said land, as set forth in Deed from Town of Atrisco Grant to First National Bank in Albuquerque, New Mexico, as Title Agent, dated September 25, 1959, filed September 28, 1959, recorded in Book D-504, page 417 and amended by document recorded in Book 9812, Page 6303 and re-recorded in Book 9812, Page 7802, records of Bernalillo County, New Mexico
4. Easements for City of Albuquerque Public Access and Drainage Easement sixty (60) feet in width traversing the property, for ABCWUA Public Sanitary Sewer Easement ninety (90) feet in width traversing the premises, for City of Albuquerque Public Access and Drainage Easement seventy (70) feet in width traversing the premises; for ABCWUA Public Sanitary Sewer Easement seventy (70) feet in width traversing the premises; for City of Albuquerque Public Access and Drainage Easement one hundred-twenty-four (124) feet in width traversing the premises, for ABCWUA Public Sanitary Sewer Easement one hundred-twenty-four (124) feet in width traversing the premises as set forth on the plat recorded in Map Book 2005C, folio 365, records of Bernalillo County, New Mexico.
5. Notice of Subdivision Plat Variance recorded in Book A106, page 8073 as document number 2005-168527, records of Bernalillo County, New Mexico
6. Easements, covenants, restrictions and other matters as set forth on the plat recorded October 11, 2018 in Map Book 2018C, folio 124, records of Bernalillo County, New Mexico
7. Agreement Regarding Emergency Access Easement recorded as document number 20180891111, records of Bernalillo County, New Mexico.
8. Temporary Construction Easement recorded as document number 2018089112, records of Bernalillo County, New Mexico.
9. Pond Construction Easement Pond C recorded as document number 2018089115, records of Bernalillo County, New Mexico
10. Drainage Covenant recorded as document number 2018054459, records of Bernalillo County, New Mexico
11. Permanent Easement recorded as document number 2018077946, records of Bernalillo County, New Mexico
12. Any possible assessments for paving or sewer and water extensions which are or might be a lien by law, but have not yet been recorded