

Old Republic Title Company 2405486-LO

WHEN RECORDED, RETURN TO:

Berens Blonstein PLC
Attn: Matthew R. Berens, Esq.
7033 E. Greenway Parkway, Suite 210
Scottsdale, AZ 85254

SPECIAL WARRANTY DEED

For good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, TITAN MONTAGE 5, LLC, a New Mexico limited (hereinafter "Grantor") hereby grants and conveys to ABRAZO HOMES, LLC, a New Mexico limited liability company (hereinafter "Grantee"), whose address is P.O. Box 65808, Albuquerque, NM 87193, the real property in Albuquerque, 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 2025 and subsequent years, and only the matters set forth in Exhibit B attached hereto and incorporated herein by reference.

[SIGNATURE ON THE FOLLOWING PAGE]

WITNESS this my hand and seal this 4th day of December, 2024.

TITAN MONTAGE 5, LLC, a New Mexico
limited liability company

By: Titan Property Management, LLC, a
New Mexico limited liability company, its
Manager

By:


Ben F. Spencer, Manager

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

This instrument was acknowledged before me on December 4, 2024, by Ben F. Spencer, as Manager of Titan Property Management, LLC, a New Mexico limited liability company, as Manager of Titan Montage 5, LLC, a New Mexico limited liability company, on behalf of the company.



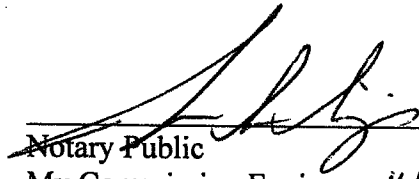

Notary Public
My Commission Expires: 11/23/25

Exhibit A
To Special Warranty Deed

Legal Description

Lot numbered Two (2) in Block numbered Three (3) of the Final Plat of MONTAGE UNIT 5, Tract A-1-A-2 of MESA DEL SOL INNOVATION PARK, Within Sections 21 & 22, T. 9 N., R.3 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 18, 2024 in Plat Book 2024C, Page 109 as Document No. 2024082572.

Exhibit B
To Special Warranty Deed

Permitted Exceptions

1. Water rights, claims or title to water.
2. Taxes for the year 2025, and thereafter.
3. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
4. Reservations and exceptions in the Exchange Patent by the Commissioner of Public Lands of the State of New Mexico, recorded June 21, 2006 in Book A119, Page 1045 as Document No. 2006091303 and State of New Mexico Patent for State Trust Land recorded April 17, 2008 as Document No. 2008043677, records of Bernalillo County, New Mexico.
5. Level A Development Agreement by and between Forest City Covington NM, LLC, a Nevada limited liability company and the City of Albuquerque, a New Mexico municipal corporation, recorded March 21, 2006 in Book A113, Page 9604 as Document No. 2006039738, records of Bernalillo County, New Mexico.
6. Assignment of Land Use Authorization from Patrick Lyons, the New Mexico Commissioner of Public Lands, Trustee of the Enabling Act Trust, Act of June 20, 1910, 36 stat. 557, ch 310, to the Regents of the University of New Mexico, a constitutionally created educational institution of the State of New Mexico, recorded June 21, 2006 in Book A119, Page 1046 as Document No. 2006091304 and Assignment of Land Use Authorization the Regents of the University of New Mexico, a constitutionally created educational institution of the State of New Mexico, to Mesa del Sol, LLC, a New Mexico limited liability company, recorded June 21, 2006 in Book A119, Page 1085 as Document No. 2006091344, records of Bernalillo County, New Mexico.
7. Easement Agreement by the State of New Mexico, acting by and through its Commissioner of Public Lands, joined by Forest City Covington NM, LLC, a New Mexico limited liability and the University of New Mexico, a constitutionally created institution of the State of New Mexico, recorded June 21, 2006 in Book A119, Page 1052 as Document No. 20060913104 and Partial Release and Amendment to Easement Agreement recorded February 26, 2008 as Document No. 2008020973, records of Bernalillo County, New Mexico.
8. Notice of Airport Impacts and Covenants Not to Sue recorded July 7, 2006 in Book A120, Page 642 as Document No. 2006100926, records of Bernalillo County, New Mexico.

9. Mesa del Sol Tax Increment Development Districts Notice of Formation Resolution recorded December 28, 2006 in Book A129, Page 4126 as Document No. 2006194654; amended by First Amendment to the Master Development Agreement Mesa Del Sol Tax Increment Development Districts 1 Through 5 by and Among the City of Albuquerque, New Mexico, Mesa Del So, LLC and Mesa Del Sol Tax Increment Development Districts 1 Through 5, recorded March 30, 2010 as Document No. 2010026776, records of Bernalillo County, New Mexico.
10. Level B Development Agreement by and between Mesa del Sol, LLC, a New Mexico limited liability company, and the City of Albuquerque, a New Mexico municipal corporation, recorded December 3, 2007 as Document No. 2007163468, and amended by First Amendment to Mesa Del Sol Phase I Level B Development Agreement recorded August 22, 2011 as Document No. 2011075937, records of Bernalillo County, New Mexico.
11. Declaration of Covenants, Conditions and Restrictions for The Mesa del Sol Employment Center recorded April 16, 2008 as Document No. 2008043398; amended by First Supplement and Amendment to Declaration of Covenants, Conditions and Restrictions for The Mesa del Sol Employment Center recorded July 17, 2009 as Document No. 2009081004, records of Bernalillo County, New Mexico.
12. Master Development Agreement Mesa Del Sol Tax Increment Development Districts 1 through 5 by and among the City of Albuquerque, New Mexico, Mesa Del Sol, LLC and Mesa Del Sol Tax Increment Development Districts 1 through 5, recorded June 19, 2008 as Document No. 2008070059; First Amendment recorded August 22, 2011 as Document No. 2011075938 and Second Amendment recorded July 15, 2020 as Document No. 2020064449, records of Bernalillo County, New Mexico.
13. Mesa Del Sol Master Sidewalk Agreement recorded July 9, 2009 as Document No. 2009077024, records of Bernalillo County, New Mexico.
14. Notice of Subdivision Plat Conditions recorded December 6, 2010 as Document No. 2010123413, records of Bernalillo County, New Mexico.
15. Declaration of Covenants, Conditions and Restrictions for Mesa del Sol recorded December 28, 2010 as Document No. 2010132684; amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Mesa del Sol recorded October 8, 2018 as Document No. 2018087976, records of Bernalillo County, New Mexico.
16. Notice of Subdivision Plat Conditions recorded July 11, 2011 as Document No. 2011063034, records of Bernalillo County, New Mexico.
17. Amended Supplemental General Plan, Mesa Del Sol Public Improvement District 1, recorded December 18, 2013 as Document No. 2013134202, records of Bernalillo County, New Mexico.

18. Mesa del Sol Master Parks Agreement recorded July 30, 2014 as Document No. 2014059937, records of Bernalillo County, New Mexico.
19. Bulk Land Variance Note and Solar Restrictions as shown, noted and provided for on the Bulk Land Plat recorded May 25, 2018 in Plat Book 2018C, Page 70, records of Bernalillo County, New Mexico.
20. Declaration of Restrictive Covenant Regarding Data Center Use recorded October 15, 2018 as Document No. 2018090007, records of Bernalillo County, New Mexico.
21. Notice of Mesa Del Sol Community Company, Inc. recorded September 2, 2022 as Document No. 2022080789, records of Bernalillo County, New Mexico.
22. Mesa Del Sol Public Improvement District No. 1 Amended and Restated Notice of Special Levy recorded September 25, 2020 as Document No. 2020093399, records of Bernalillo County, New Mexico.
23. Infrastructure Improvements Agreement, Agreement to Construct Public and/or Private Infrastructure Improvements recorded April 3, 2024 as Document No. 2024022159, records of Bernalillo County, New Mexico.
24. Mesa Del Sol Public Improvement District No. 1, Notice of Information Pursuant to § 5-11-18(B), NMSA 1978, recorded May 31, 2024 as Document No. 2024036888, records of Bernalillo County, New Mexico.
25. Easements and notes as shown, noted and provided for on the Final Plat recorded November 18, 2024 in Plat Book 2024C, Page 109 as Document No. 2024082572, records of Bernalillo County, New Mexico.