

Fidelity Title
SP000163002

When Recorded Return To:
Richmond American Homes of New Mexico, Inc.
4401 Masthead Street NE, Suite 110
Albuquerque, New Mexico 87109
Attn: Niel Campbell

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 RICHMOND AMERICAN HOMES OF NEW MEXICO, INC., a Colorado corporation (hereinafter "Grantee"), whose address is 4401 Masthead Street NE, Suite 110, Albuquerque, NM 87109, 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 statutory 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.

WITNESS this my hand and seal this 28 day of February, 2025.

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 February 28, 2025, 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

Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), inclusive, in Block numbered One (1); Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19), inclusive, in Block numbered Four (4) and Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), inclusive, in Block numbered Five (5) and Parcels Lettered 'A', 'D', 'M', 'P' and 'Q' of Montage Unit 5, being a replat of Tract A-One-A-Two (A-1-A-2), of MESA DEL SOL INNOVATION PARK, of the Bulk Land Plat, Tracts A- 6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 and A-1-A-5, (A Replat of Tract A-6-C Per Plat of Tracts A-6-A, A-6-B and A-6-C Mesa Del Sol Innovation Park, Being a Replat of Tract A-6, Mesa Del Sol Innovation Park, and Tract A-1-A, Bulk Land Plat Tracts 28 and A-1-A, Mesa del Sol Innovation Park), City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 16, 2024 in Map Book 2024C folio 109.

Exhibit B
To Special Warranty Deed

Permitted Exceptions

Water rights, claims or title to water.

Taxes for the year 2025, a lien not yet due or payable.

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 A 119, 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.

Level A Development Agreement entered into 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 A 113, Page 9604 as Document No. 2006039738. records of Bernalillo County, New Mexico.

Assignment of Land Use Authorization from Patrick H. Lyons, the New Mexico Commissioner of Public Lands, Trustee of the Enabling Act Trust Act of June 20, 1920, 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 A 119, Page 1046 as Document No. 2006091304, records of Bernalillo County, New Mexico.

Assignment of Land Use Authorization from the Regents of the University of New Mexico, a constitutionally created education Institution of the State of New Mexico to Mesa del Sol, LLC, a New Mexico limited liability company, recorded June 21, 2006 in Book A 119, Page 1085 as Document No. 2006091344, records of Bernalillo County, New Mexico.

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.

Mesa del Sol Tax Increment Development Districts Notice of Formation Resolution recorded December 28, 2006 in Book A 129, 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.

Level B Development Agreement entered into by and between Grantor 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.

Covenants, conditions, restrictions and easements affecting the insured premises, but omitting any covenant, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded April 16, 2008 as Document No. 2008043398, recorded July 17, 2009 as

Document No. 2009081004, recorded December 28, 2010 as Document No. 2010132684 and recorded October 8, 2018 as Document No. 2018087976, records of Bernalillo County, New Mexico.

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.

Mesa Del Sol Master Sidewalk Agreement recorded July 9, 2009 as Document No. 2009077024, records of Bernalillo County, New Mexico.

Notice of Subdivision Plat Conditions recorded December 6, 2010 as Document No. 2010123413, records of Bernalillo County, New Mexico.

Agreement and Covenant between the City of Albuquerque, Mesa Del Sol, LLC, a New Mexico limited liability Company and Forest City Mesa Residential Development, LLC, a New Mexico limited liability company, recorded June 14, 2011 as Document No. 2011055033. records of Bernalillo County, New Mexico.

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.

Mesa del Sol Master Parks Agreement recorded July 30, 2014 as Document No. 2014059937. records of Bernalillo County, New Mexico.

Declaration of Restrictive Covenant Regarding Data Center Center Use recorded October 15, 2018 as Document No. 2018090007. records of Bernalillo County, New Mexico.

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.

Notice of Mesa Del Sol Community Company, Inc. recorded September 2, 2022 as Document No. 2022080789, records of Bernalillo County, New Mexico.

Mesa Del Sol Public Improvement District No. 1, Notice of Information Pursuant to § 5-11-18(8), NMSA 1978, recorded May 16, 2023 as Document No. 2023030423, records of Bernalillo County, New Mexico.

Easements, conditions, notes and other matters as set forth on the plat recorded November 18, 2024 in Map Book 2024C, folio 109, records of Bernalillo County, New Mexico.

Infrastructure Improvements Agreement recorded April 3, 2024 as document number 2024022159, records of Bernalillo County, New Mexico.