

08882223

WARRANTY DEED

560

JAMES T. PAULANTIS, a married man, joined by his wife RUTH G. PAULANTIS, as to an undivided 1/2 interest; RICHARD DURAND, JR., a single man, as to an undivided 1/8 interest; BERNICE D. ORTIZ, a married woman, joined by her husband ZACHARY ORTIZ, as to an undivided 1/8 interest; and PRUCENCIO E. DURAND, a married man, joined by his wife GENEVIEVE DURAND, as to all their interest, for consideration paid, grant to THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a Corporation of the State of New Mexico whose address is _____

the following described real estate in Bernalillo County, New Mexico:

A tract of land within Section 28, Township 10 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, being and comprising the Easterly portion of Lot Two (2), all of Lots Three (3), Four (4), Five (5) and Six (6), in Block Two (2) of SUNSHINE TERRACE ADDITION, City of Albuquerque, as shown on the Plat of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 6, 1923, and being more particularly described as follows: Beginning at the Northeast corner of the Tract herein described, being common to the Northeast corner of said Lot 6, Block 6, from whence the monument "stadium" a U.S.G.S. Brass Cap (New Mexico State Plane coordinates, central zone: X = 386,679.35, Y = 1,479,655.72) bears N. 72 deg. 32' 50" E, 2,428.05 feet distance; Thence, from said point of beginning, S. 01 deg. 19' 21" E. 125.40 feet to the Southeast corner of the Tract herein described, a point on the Northerly line of Sunshine Terrace Avenue SE, being common to the Southeast corner of said Lot 6, as shown and designated on the aforesaid Plat; Thence, N. 86 deg. 41' 21" W. 224.38 feet along the Northerly line of Sunshine Terrace Avenue SE, to the Southwest corner of the tract herein described, a point common to the Southeast corner of Parcel "S-14-2-2" described in Deed to Regents of U.N.M. dated July 31, 1971; Thence, N. 06 deg. 51' 22" W. 126.97 feet to the Northwest corner of the tract herein described, a point common to the Northeast corner of aforesaid Parcel "S-14-2-2"; Thence, S. 86 deg. 41' 21" E. 236.66 feet along the Northerly line of said Block 2 to the Northeast corner and point of beginning of the Tract herein described.

Subject to patent reservations, restrictions and easements of record and to taxes for the year 1988 and years thereafter.

ELY PORT OF LT 2 1-015-056-080-211-31702 10/5/88

LT 3 1-015-056-085-213-31703 E. MONTANO

LT 4 1-015-056-090-213-31704

LT 5 1-015-056-095-213-31705

with warranty covenants. LT 6 1-015-056-100-212-31706

WITNESS OUR hand and seal this 7th day of September

JAMES T. PAULANTIS

RUTH G. PAULANTIS

RICHARD DURAND, JR.

BERNICE D. ORTIZ

ZACHARY ORTIZ

PRUCENCIO E. DURAND

GENEVIEVE DURAND

STATE OF NEW MEXICO

ACKNOWLEDGEMENT FOR NATURAL PERSONS

COUNTY OF Bernalillo

ss.

The foregoing instrument was acknowledged before me this 7th day of September, 1988, by JAMES T. PAULANTIS and RUTH G. PAULANTIS, husband and wife; RICHARD DURAND, JR., a single man; BERNICE D. ORTIZ and ZACHARY ORTIZ, husband and wife; and PRUCENCIO E. DURAND and GENEVIEVE DURAND, husband and wife.

My commission expires:

(Seal)

3-27-89

Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ (Name of Officer)

_____ of _____ (Title of Officer) _____ (Name of Corporation Acknowledging) a _____ (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

88 SEP -9 AM 10:59

8K D34A PG 560

GLADYS M. DAVIS
CLERK & RECORDER