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Return to: *Betha*  
 Law, er's Title Insurance Corp.  
 TI # *A78454BL*

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## WARRANTY DEED

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0006361

C. R. McCAULEY and FLORES C. McCAULEY, husband and wife, as to an undivided one-half (1/2) interest, and USSERY & PARRISH, P.A., a New Mexico professional corporation, as Trustee of the McCAULEYS' IRREVOCABLE TRUST NUMBER ONE under that certain Irrevocable Trust Agreement, dated December 1, 1990, by and between CHARLES RICHARD McCAULEY and FLORES C. McCAULEY, husband and wife, referred to therein as "Trustors," and USSERY & PARRISH, P.A., a New Mexico professional corporation, referred to therein as "Trustee," as to an undivided one-half (1/2) interest, grant to THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a corporation of the State of New Mexico, the address of which is Scholes Hall, Suite 233, Albuquerque, New Mexico 87131, the following-described real estate in Bernalillo County, New Mexico:

A certain parcel of land situate in Section 16, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the city limits of the City of Albuquerque, Bernalillo County, New Mexico, lying West of University Boulevard NE (Cougar Field Area), and being more particularly described by metes-and-bounds survey as follows:

BEGINNING at the Southeast corner of the Parcel herein described, said Southeast corner being a point on curvature on the Westerly right-of-way line of University Boulevard NE, whence the Northeast corner of Lot numbered One (1) in Block numbered Twenty-Three (23) of the COUNTRY CLUB ADDITION, First Extension North, as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1938, bears S. 16°28'58" E., 2,724.15 feet distance;

THENCE, N. 81°23'00" W., 381.26 feet distance to the Southwest corner of the Parcel herein described;

THENCE, N. 08°37'00" E., 292.51 feet distance to the Northwest corner of the Parcel herein described;

THENCE, S. 81°23'00" E., 315.27 feet distance to the Northeast corner of the Parcel herein described, said Northeast corner being a point on the Westerly right-of-way line of University Boulevard NE;

THENCE, S. 02°32'30" E., 123.58 feet distance along said Westerly right-of-way line of University Boulevard NE to a point on curvature;

THENCE, Southeasterly, 176.42 feet distance continuing along said Westerly right-of-way line of University Boulevard NE along the arc of a curve bearing to the left (said arc having a radius of 1,909.86 feet and a chord which bears S. 05°11'16" E., 176.34 feet distance) to a point on curvature, said point on curvature being the Southeast corner of the Parcel herein described and place of beginning and containing 101,134 square feet (2.3217 acres) more or less;

ASSESSOR'S OFFICE  
 COUNTY OF BERNALILLO

*J. Amas* 12/18/92  
 MARK J. CARRILLO  
 ASSESSOR

Re-recorded to evidence State Board of Finance approval.

and

A certain parcel of land situate in Section 16, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the city limits of the City of Albuquerque, Bernalillo County, New Mexico, lying West of University Boulevard NE (Cougar Field area), and being more particularly described by metes-and-bounds survey as follows:

BEGINNING at the Northeast corner of the Parcel herein described, said Northeast corner being a point on curvature on the Westerly right-of-way line of University Boulevard NE; whence the Northeast corner of Lot numbered One (1) in Block numbered Twenty-three (23) of the COUNTRY CLUB ADDITION, First Extension North, as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1938, bears S.  $16^{\circ} 28'58''$  E., 2,724.15 feet distance;

THENCE, N.  $81^{\circ} 23'00''$  W., 381.26 feet distance to the Northwest corner of the Parcel herein described;

THENCE, S.  $08^{\circ} 37'00''$  W., 10.00 feet distance to the Southwest corner of the Parcel herein described;

THENCE, S.  $81^{\circ} 23'00''$  E., 384.03 feet distance to the Southeast corner of the Parcel herein described, said Southeast corner being a point on curvature on the Westerly right-of-way line of University Boulevard NE;

THENCE, Northwesterly, 10.38 feet distance along the arc of a curve bearing to the right (said arc having a computed radius of 1,909.86 feet and a chord which bears N.  $07^{\circ} 59'23''$  W., 10.38 feet distance) along the Westerly right-of-way line of University Boulevard NE to the Northeast corner of the Parcel herein described and containing 3,828.14 square feet (0.0878 acre) more or less;

SUBJECT TO THE FOLLOWING:

1. Any titles or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities, to lands comprising the shores or bottoms of navigable streams, lakes, or lands beyond the line of the harbor or bulkhead lines established or changed by the United States Government;
2. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water;
3. Taxes or assessments which are not shown as existing liens by the public record;

4. Taxes for the year 1992, and thereafter;
5. Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company, dated May 24, 1967, filed on May 26, 1967, in Book Misc. 69, at page 137, as Document No. 51041, of the records Bernalillo County, New Mexico;
6. Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company, dated June 1, 1967, filed on June 5, 1967, in Book Misc. 69, at page 845, as Document No. 51885, of the records of Bernalillo County, New Mexico; and
7. Right of Way Easement granted to Mountain States Telephone and Telegraph Company by instrument dated September 22, 1970, filed on March 16, 1971, in Book Misc. 208, at page 75, as Document No. 16474, of the records of Bernalillo County, New Mexico;

with warranty covenants.

WITNESS OUR HANDS AND SEALS this 19 day of March, 1992.

McCAULEYS' IRREVOCABLE TRUST  
NUMBER ONE

C.R. McCauley  
C. R. McCauley

By USSERY & PARRISH, P.A.  
Trustee

Flores C. McCauley  
Flores C. McCauley

By Albert T. Ussery  
Albert T. Ussery  
President

#### ACKNOWLEDGMENTS

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

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of March, 1992, by C. R. McCAULEY and FLORES C. McCAULEY, husband and wife.

(SEAL)

My commission expires:

5/19/94

Margaret Nagler  
Notary Public



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

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of March, 1992, by ALBERT T. USSERY, President of USSERY & PARRISH, P.A., a New Mexico professional corporation, on behalf of the corporation, Trustee of the McCAULEYS' IRREVOCABLE TRUST NUMBER ONE under that certain Irrevocable Trust Agreement, dated December 1, 1990, on behalf of the Trust.

(SEAL)

My commission expires:

5/19/94

Margaret  
Notary Public

APPROVED  
STATE BOARD OF FINANCE

MAR 17 1992

BY: J. W. State

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

92 APR 23 PM 2:36

BK BCR 92-6-6361-6364  
GLADYS M. DAVIS  
CO CLERK & RECORDER

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

92 MAR 24 AM 11:46

BK BCR 92-6-8933-8935  
GLADYS M. DAVIS  
CO CLERK & RECORDER