



RECORDING REQUESTED BY:
Chicago Title Company – NCS
Order No.: 15610542| SP000153676

WHEN RECORDED MAIL DOCUMENT TO:

TC Phase 3A, LLC
1301 Siler Road, Bldg D
Santa Fe, NM 87507
Attn: Mike Loftin

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss

SPECIAL WARRANTY DEED
PAGES: 5

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 25TH Day Of November, A.D., 2024 at 03:28:19 PM
And Was Duly Recorded as Instrument # 2047510
Of The Records Of Santa Fe County

Deputy - SCRESPIN
Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

TITLE OF DOCUMENT

e-Recorded 20241125 11:25/24 SFC

SPECIAL WARRANTY DEED

TIERRA CONTENTA CORPORATION, a New Mexico non-profit corporation (who acquired title to Parcels 1 and 2 as Tierra Contenta Corporation), for consideration paid, grants to TC PHASE 3A, LLC, a New Mexico limited liability company, the following described real estate in Santa Fe County, New Mexico:

See Exhibit A attached hereto.

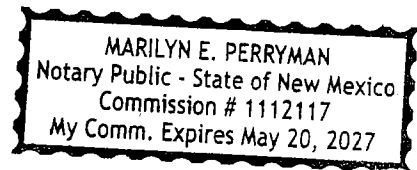
With special warranty covenants.

Subject to the matters listed on Schedule 1 attached hereto.

Dated: November 20, 2024

TIERRA CONTENTA CORPORATION,
a New Mexico non-profit corporation

By: Kurt Krahn
Name: Kurt Krahn
Title: Vice President



State of New Mexico
County of Santa Fe

This instrument was acknowledged before me on this 20 day of November, 2024,
by Kurt Krahn (Name of Officer) as Vice-President
(Title of Officer) of Tierra Contenta Corporation, a New Mexico non-profit corporation.

Marilyn E. Perryman
Notary Public
My Commission Expires: May 20, 2027

[SEAL]

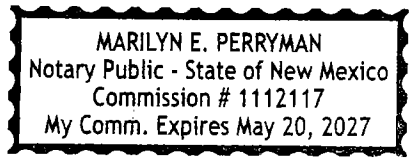


EXHIBIT A
Real Property Legal Description

The real property situated in the City of Santa Fe, County of Santa Fe, State of New Mexico, more particularly described as follows:

Parcel 1:

Tract 8A3-7C of the Dedication Plat for Tracts 8A3-7B within the TIERRA CONTENTA SUBDIVISION, PHASE 2B, comprised of a portion of "Tract 8A3-7", the remaining undeveloped Land of Tierra Contenta Subdivision, within Section 14 and Section 13 of Township 16 North, Range 8 East, of the New Mexico Principal Meridian, City and County of Santa Fe, New Mexico, filed for recorded in the Office of the County Clerk of Santa Fe, New Mexico on October 21, 2011, in Book 738, page 14-15.

Parcel 2:

Tract 9 as shown on the Annexation Plat for Tracts 1 thru 9, Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) within Township 16 North, Ranges 8 & 9, New Mexico Principal Meridian, Santa Fe County, New Mexico, June 1985, filed within the official Santa Fe County Records on March 3rd, 1986, in Book 162, page 005. Being the same property conveyed to Dale Bellamah Land Co., Inc. by William F. Martinez by deed filed within the official Santa Fe County records on November 30, 1979, in Book 391, page 009.

Parcel 3:

Government Lot 8, as shown on the Plat of Survey of a portion of Lot 8, a portion of Lot 9 of Section 12, Township 16 North, Range 8 East of the New Mexico principal Meridian, Santa Fe County, New Mexico, as the same is shown and designated on the plat of said survey, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Book 396, page 011.

Parcel 4:

Tract 7A, of the Remaining Portion of Government Lot 7, Tierra Contenta Subdivision, Phase 1B, Unit 1, comprised of a portion of Lot 8, a Portion of Lot 9 of Section 12, All of Lot 7 of Section 13, Tract 8-A, Tract A-1, within the Pacheco Grant, within projected Section 11 and Section 14, Township 16 North, Range 6 East of the New Mexico Principal Meridian, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Santa Fe County, New Mexico on September 30, 1998, in Plat Book 396, page 012.

SCHEDULE 1
Permitted Exceptions

1. Water rights, claims or title to water.
2. Taxes for the year 2024, and thereafter, not yet due and payable.

THE FOLLOWING AS TO PARCEL 1:

3. Reservations contained in Patent from United States of America recorded in Book B of Patents, page 369, records of Santa Fe County, New Mexico.
4. Easement(s) reserved across the Land, covenants and conditions as shown and noted on the recorded plats, filed in the Office of the County Clerk of Santa Fe County, New Mexico, on January 31, 1985, in Plat Book 148, page 042; filed January 24, 1992, in Plat Book 231, page 46; filed December 15, 1994, in Book 292, page 36; and filed October 21, 2011 in Plat Book 738, Pages 014-015.
5. Vacation and Rededication of Sanitary Sewer Easement, filed January 30, 1992, in Book 786, page 455, records of Santa Fe County, New Mexico.
6. City of Santa Fe, New Mexico Contract for Sanitary Sewer Easement dated August 31, 1998, filed July 24, 2002, in Book 2173, page 191, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 2:

7. Reservations contained in Patent from United States of America recorded in Book B of Patents, page 133, records of Santa Fe County, New Mexico.
8. City of Santa Fe, New Mexico Contract for Sanitary Sewer Easement dated August 31, 1998, filed July 24, 2002, in Book 2173, page 198, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 3:

9. Reservations as contained in that certain Patent from the United States of America, filed November 26, 1997, in Book 1432, page 790, records of Santa Fe County, New Mexico.
10. Dedications, notes, conditions, covenants and easements and rights of way as shown on Plat of Revised Master Plan PRC and Annexation - Tierra Contenta filed in Plat Book 292, page 036-037, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO PARCEL 4:

11. Reservations as contained in that certain Patent from the United States of America, filed November 26, 1997, in Book 1432, page 790, records of Santa Fe County, New Mexico.

THE FOLLOWING AS TO ALL PARCELS:

12. Restated Annexation Agreement Tierra Contenta, Wolgamood Subdivision and Contiguous Lands (East) filed December 15, 1994, recorded in Book 1122, page 756, records of Santa Fe County, New Mexico.

Mexico, Partial Assignment filed of even date herewith in the Official Records of Santa Fe County, New Mexico.

13. Title to all the oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto heretofore reserved unto and or conveyed by predecessors in title.