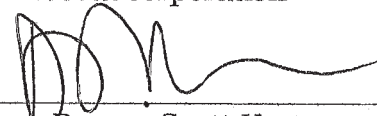


SPECIAL WARRANTY DEED

RIDLEY USA, INC., a Minnesota corporation, ("**Grantor**") with an address of 111 West Cherry Street, Suite 500, Mankato, Minnesota 56001, for consideration paid, grants to GOMEZ GROUP INVESTMENTS, LLC, a New Mexico limited liability company, ("**Grantee**") with an address of 52 Penny Lane, Santa Fe, New Mexico 87507 the real estate located in Santa Fe, County, New Mexico described on **Schedule 1** attached hereto and incorporated herein (the "**Land**") and any buildings thereon, together with all of Grantor's right title and interest, if any, in and to: (i) all fixtures, structures and improvements situated thereon, (ii) all oil, gas, coal, and other minerals, whether hydrocarbon or not, in, on or under or that may be produced from the Land, (iii) any and all land lying in streets, roads or highways and all strips and gores adjoining the Land, and (iv) all easements, rights-of-way and other rights and privileges benefitting or appurtenant to the Land, (collectively, the "**Real Property**"), **with special warranty covenants**, subject to, and except as otherwise provided in, the matters set out on **Schedule 2** attached hereto and incorporated by reference herein.

WITNESS its hand and seal this 6th day of June 2024.

RIDLEY USA, INC.
a Minnesota corporation

By 
Name: Darren Scott Horton
Title: Attorney-in-Fact as Closing Agent
for Ridley USA, Inc.



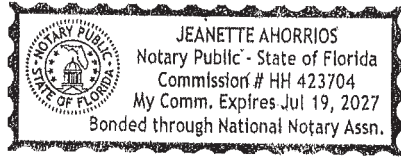
COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	SPECIAL WARRANTY DEED PAGES: 5
I Hereby Certify That This Instrument Was e-Recorded for Record On The 11TH Day Of June, A.D., 2024 at 08:09:22 AM And Was Duly Recorded as Instrument # 2035513 Of The Records Of Santa Fe County	
Deputy - GLUJAN	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM

STATE OF Florida)
) ss
COUNTY OF Lake)

The foregoing instrument was acknowledged before me on June 6, 2024, by Darren Scott Horton, Attorney-in-Fact as Closing Agent for Ridley USA, Inc, a Minnesota corporation, on behalf of said corporation.

Jeanette Ahorrios
Notary Public

My Commission Expires:
7-19-2027



SCHEDULE 1

LEGAL DESCRIPTION

Lot 1-A as shown and delineated on ALTA/NSPS Land Title Survey for Ranch-Way Feeds..." dated June 1, 2016 and recorded in Plat Book 803 at page 26 as Document No. 1795250, records of Santa Fe County, New Mexico.

SCHEDULE 2

SUBJECT TO:

1. Water rights, claims or title to water, if and to the extent previously reserved or conveyed. No water rights are hereby reserved to Grantor.
2. Taxes for the year 2024, and all subsequent years, not yet due or payable.
3. Sewer maintenance and garbage disposal assessments for the year 2024, and thereafter, not yet due or payable.
4. Easement in favor of City of Santa Fe, and rights incident thereto, recorded in Book 1628, page 989, records of Santa Fe County, New Mexico.
5. Covenants contained in Purchase and Sale Agreement between the City of Santa Fe, a municipal corporation and political subdivision of the State of New Mexico ("City") and Ranch-Way Santa Fe, LLC, a New Mexico limited liability company ("Buyer"), filed November 15, 2006, as Instrument No. 1459300, records of Santa Fe County, New Mexico.
6. Title to any portion of the Land lying below the ordinary high water mark of the Santa Fe River and any changes to any portion of the Land lying below the ordinary high water mark caused by accretion or reliction. The rights of the general public which are recognized by law to use of the banks and waters of the Santa Fe River for fishing and/or other purposes. Statutory water rights including riparian rights.
7. Ten foot wide overhead utility easement; five foot wide utility easement; drainage easement and covenants as set forth in Notes 5 and 9, as shown and noted on plat, recorded in Plat Book 482, page 1, records of Santa Fe County, New Mexico.
8. Notes, conditions, ten foot wide overhead utility easement, five foot wide utility easement and drainage easement, and all other matters as shown and noted on plat recorded November 15, 2006 in Plat Book 640, page 26, as Instrument No. 1459298 records of Santa Fe County, New Mexico.
9. Notes, conditions, easements, rights related to electric junction box, utility line with pole, water and electric meters, and all other matters as shown on "ALTA/NSPS Land Title Survey prepared for Ranch-Way Feeds..." dated June 1, 2016 and recorded in Plat Book 803 at page 26 as Document No. 1795250, records of Santa Fe County, New Mexico.
10. Rights of easement, if any, relating to the electric junction box, utility line with pole, water, and electric meters, as shown on the survey by Paul A. Armijo, dated June 1, 2016.

11. Ten foot wide overhead utility easement; five foot wide utility easement and drainage easement as shown and noted on plat recorded in Plat Book 640, page 26, records of Santa Fe County, New Mexico.

12. All rules and regulations, including zoning ordinances, applicable to the Real Property.