

WARRANTY DEED

AGUA FRIA DEVELOPMENT QOZB, LLC, a New Mexico limited liability company, for consideration paid, grants to COLD WATER DEVELOPMENT FUND QOZF, LLC, a New Mexico limited liability company, the address for which is 154 W. Marcy Street, Suite 104, Santa Fe, New Mexico 87501, the following described real property in Santa Fe County, New Mexico:

Lot Thirty-eight (38) as shown on "Boundary Survey Plat Prepared for Department of the Interior Bureau of Land Management, showing Section 33, T17N, R9E, N.M.P.M., Santa Fe County, N.M.", filed in the office of the County Clerk, Santa Fe County, New Mexico on October 18, 1995, in Plat Book 318, page 032, as Document No. 921,975

Subject to: Restrictions, reservations, easements of record and taxes for the year 2023 and thereafter


with warranty covenants

Dated: February 27, 2023

AGUA FRIA DEVELOPMENT QOZB, LLC
a New Mexico limited liability company

By: PIGEON HAWK QOZF, LLC
a New Mexico limited liability company

Its: Manager

By 
Marc Bertram, Managing Member

COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	WARRANTY DEED PAGES: 1
I Herby Certify That This Instrument Was e-Recorded for Record On The 27TH Day Of February, A.D., 2023 at 01:28:52 PM And Was Duty Recorded as Instrument # 2007233 Of The Records Of Santa Fe County	
Deputy - KVAUGHN	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM



ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS.

The foregoing instrument was acknowledged before me on January 27th, 2023, by Marc Bertram, Managing Member of Pigeon Hawk QOZF, LLC, a New Mexico limited liability company, as Manager of Agua Fria Development QOZB, LLC, a New Mexico limited liability company, on behalf of said limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
KATARINA SOMMER
Commission # 1130609
My Comm. Exp. Sept. 21, 2024

Katarina Sommer
Notary Public
My Commission Expires